



# MORONGO UNIFIED SCHOOL DISTRICT

2018 Long Range Facilities Master Plan

---

Prepared By Ruhnau Clarke Architects

---

**1. ACKNOWLEDGMENTS pg. 3**

**2. EXECUTIVE SUMMARY pg. 4**

**3. OVERVIEW AND PROCESS pg. 5**

District History

District Philosophy

Introduction

Guiding Principles

Enrollment Projections

Classroom Capacity Analysis

Modernization Eligibility

Funding and Implementation

**4. SITE MASTER PLANS pg. 44**

Educational Specifications

Design Considerations

Elementary Schools

Middle Schools

High Schools

Other District Facilities

**5. Appendices pg. 125**

Meeting Minutes

# 1 ACKNOWLEDGMENTS

Over the course of the prior year, and in partnership with the Morongo Unified School District (MUSD) Leadership, Ruhnau Clarke Architects (RCA) participated in a collaborative and focused information gathering process that sought to record the District's current facility needs and to forecast the envisioned needs over the next ten (10) to fifteen (15) years. Through a process of assessment, outreach and engagement involving District Administrators, Department Leaders / staff, District Facilities leadership and staff, and Campus administrators and staff, each school site was visited and existing conditions documented and evaluated. These assessments evaluated a variety of building and site components and systems utilizing a standard condition criteria.

Each of the following individuals were either personally interviewed or information was provided from group meetings held on the topic of the Long Range Facilities Master Plan.

We would like to acknowledge the generous contributions of time, information and assistance and hard work given by the following people, without which it would have been impossible to complete this report.

## BOARD OF EDUCATION

**Ms. Karalee Hargrove**  
President

**Ms. L. Hilary Slotta**  
Board Clerk

**Mr. Michael Chlebik**  
Member

**Ms. Denise Cohen**  
Member

**Mr. Chris Proudfoot**  
Member

## ADMINISTRATION

**Mr. Tom Baumgarten**  
Superintendent

**Ms. Sharon Flores**  
Asst. Supt. Business Services

## FACILITIES / M&O

**Mr. David Daniels**  
Director of Maintenance & Operations/Facilities

**Mr. Ted Belisle**  
Maintenance Supervisor

## SCHOOL PRINCIPALS

**Mr. Paul Gattuso**  
Condor Elementary

**Ms. Deanna Skinta**  
Friendly Hills Elementary

**Dr. Daniele Snider**  
Joshua Tree Elementary

**Mr. John Lowe**  
Landers Elementary

**Ms. Georgianne Pope**  
Morongo Valley Elementary

**Ms. Cheryl Hopton**  
Oasis Elementary

**Ms. Kristen Mery**  
Onaga Elementary

**Ms. Cindy Dunn**  
Palm Vista Elementary

**Ms. Megan Pfau**  
Twenty-nine Palms Elementary

**Mr. Matt Gay**  
Yucca Mesa Elementary

**Dr. Kurt McLachlan**  
Yucca Valley Elementary

**Mr. Garrett Gruwell**  
La Contenta Middle School

**Ms. Stacy Smalling**  
Twenty-nine Palms Junior High

**Mrs. Jennifer Sands**  
Black Rock Alternative / Continuation

**Mr. Michael Ruggiero**  
Twenty-nine Palms High School

**Mr. Justin Monical**  
Yucca Valley High School

**Mrs. Jennifer Sands**  
ICE East / West

## OTHER DEPARTMENTS TO ACKNOWLEDGE

**Career Technical  
Education**

**Nutrition Services**

**Special Education**

**Educational Services**

**Technology Services**

**Business Services**

# 2 EXECUTIVE SUMMARY

A Long Range Facilities Master Plan (LRFMP), as defined previously by the California Department of Education:

*"It is a compilation of information, policies, and statistical data about a school district. It is organized to provide (1) a continuous basis for planning educational facilities that will meet the changing needs of a community; and (2) provide alternatives in allocating facility resources to achieve district's goals and objectives. It is used for planning facilities needs for either pupil enrollment growth or decline."*

This LRFMP will be an essential tool to the Morongo Unified School District (MUSD), as it will provide the District with assessment of the current facility needs across the District's campuses, and will also allow the District to project ten (10) to fifteen (15) years into the future. This document can afford the District with qualitative and quantitative information to make informed decisions regarding the types, amounts and level of improvement to be made at new and existing school facilities, and plan for the disposition of facilities during periods of declining enrollment. The major benefits and outcomes to the District from the development of this LRFMP are that it enables MUSD to:

- 1 Understand better its learning and general communities through the gathering of factual information, which will allow present and future educational program needs to be identified and adjusted.
- 2 Estimate future pupil populations and locations within the District so that proper facilities planning strategies can be developed.
- 3 Make objective appraisals of the physical conditions of the existing facilities in terms of quality, quantity, and capacity.
- 4 Identify a system of educational programs and facilities improvement priorities as an integral part of the educational enhancement process.
- 5 Develop a comprehensive planning program that will allow the implementation of this Long Range Facilities Master Plan.

Source: California Dept. of Education - Guide to Development of Long Range Facilities Plan

# 3 OVERVIEW & PROCESS

## DISTRICT PHILOSOPHY

---

The District serves a diverse population of students covering a rural geographic area similar in size to the state of Rhode Island. It is bordered on one side by Joshua Tree National Park and on the other side by the Twentynine Palms Marine Air Ground Task Force Training Command, the largest Marine Corps installation in the United States.

MUSD has 980 employees who provide quality educational services to over 8,650 students in the southern California Mojave High Desert, in San Bernardino County. Currently, MUSD has eleven Elementary Schools, two Middle Schools, two comprehensive High Schools, one continuation High School, two state preschool programs, and a special education preschool program. Striving to meet the needs of a diverse student body, the District provides a wide array of programs, including special education, English Language Learners Program, athletics, advanced placement, GATE, intervention/on-campus programs and many others. Through collaboration and partnerships with community organizers including the Department of Defense Educational Academy (DoDEA), the District has been able to

establish curricular programs such as AVID and STEM/STEAM. MUSD is boldly committed to ensuring that each of its students receives the best possible education.

The student population is comprised of 9.8% English Learners who range from Initial Fluent English Proficient to Reclassified Fluent English Proficient, 5.7% of those students require supplementary instruction in English. 14.7% of the students in the District are served through the Special Education Local Plan Area (SELPA) by the way of Individualized Education Plans. 65% of the students enrolled in the MUSD are classified as low income. The Local Control Funding Formula (LCFF) unduplicated count for the District is 66.7%. 3% of the students served in the School District are registered as homeless, while less than 1% are in foster care.

*Source: District's 2017-2020 Local Control Accountability Plan Template*

# DISTRICT PHILOSOPHY:

## DISTRICT GOALS

We, the Governing Board of the Morongo Unified School District seek to provide for the educational, personal, and career needs of our students. In this commitment, we pursue the following goals:

- Increase the variety of curriculum opportunities to compete better with non-public school opportunities.
- Students graduate college/ career ready (STEM, STEAM, art, music, dual enrollment, SAT prep, Robotics, concurrent enrollment).
- A healthy student is a student who will achieve. Every student has the opportunity to learn and be mentored on healthy lifestyles, leading each student having the ability to make healthy choices.
- To have safe and secure learning and working environment conducive to learning.
- Technology will enhance the educational process.
- Align resources and budget to achieve district goals while remaining fiscally sound.
- Offer relevant staff development as determined by needs.
- Engage in a variety of activities that recognize employee excellence and effort.
- Establish an environment where all employees feel valued and respected.
- Aggressively, maintain suitable quality and numbers of teachers and other staff consistent with student achievement.
- All sites will be maintained to ensure a safe working and learning environment.
- Continuous upgrades and improvements for all facilities aligned to established priorities.
- Schools and worksites are safe and secure for students, parents and staff.
- Create opportunities for positive interactive communications using a variety of means.
- Establish effective community partnerships.

## OUR VISION:

Every student graduates prepared for college/career empowered to become a productive citizen in society.

## OUR MISSION:

Our mission at MUSD, where students always come first, is to ensure that all students have a rigorous, high-quality education which empowers them with twenty-first century skills, enabling them to be successful in college, career, and society.

## WE BELIEVE:

- **WE BELIEVE** all students can be successful and achieve.
- **WE BELIEVE** all stakeholders; parents, students, teachers and other staff must work in a collaborative manner to have the synergistic effect required to have a student reach their maximum potential.
- **WE BELIEVE** all students, parents and District employees have worth and need to be treated with dignity and respect.
- **WE BELIEVE** all students learn in different ways so we must continue to explore various ways to maximize student potential.

*Source: Morongo Unified School District Website*

# INTRODUCTION:

## A COMMITMENT TO LIFE LONG LEARNING

The Morongo Unified School District's Facilities Long Range Facilities Master Plan has been created with the primary goals and purpose of providing an overview of where the District is at in its facility planning, and to create an assessment of existing facility related conditions. It also provides an analysis of future facility needs and the provision of "suggested next steps" for the District to consider as it further refines its facilities implementation plan. A LRFMP is an important planning document that should be updated every 7-10 years at a minimum, and used as a "working tool" within the District as the staff and the Board of Education seek to keep pace with facility demands in the years to come, as well as a tool to communicate the status of various projects being planned to its community.

This document provides an outline for implementation, addressing the current capital improvement conditions at existing sites, and the modernization, reconfiguration, or reconstruction of these existing facilities. It also evaluates the potential for new facilities to address campus parity and capacity issues, as well as projected future enrollment adjustments. Some information such as the potential for new facilities or new construction on existing sites are dependent upon enrollment projections and available funding sources.

The LRFMP identifies the potential to replace existing portable classrooms with permanent construction, and modernization at sites that are scheduled to be completed as they qualify for state modernization funding from future state bonds and future "right-sizing" projects base on projected enrollments. It must be emphasized that there is no fixed schedule identified for these proposed projects, and improvements can be implemented as needs and funds dictate. It is anticipated that certain capital facility projects will precede this schedule to address specific site concerns. This work includes items scheduled through the District's five year Deferred Maintenance Plan, Technology Improvement Plan, playground improvements and other projects that the District or Board of Education has already identified. These projects could include:

- Projects previously identified in prior bond Measure O and not implemented
- Campus safety and security enhancements
- Career Technical Education (CTE) projects
- Technology and Learning Environment Improvements
- Relocatable Building Replacements with Permanent Construction
- Repurposing the closed Joshua Tree Elementary School

Modernization projects to address aged facilities or campus deficiencies have been planned and specific projects identified through the stakeholder engagement meetings that would assist in the school's operations or educational delivery process have also been included. Other alternative strategies and solutions are discussed in the Capacity and Utilization section. This LRFMP was not intended to identify needs through build-out of the District. The build out analysis can be implemented at any time; however, a demographic analysis will be required. We have included recommendations for additions or reconfigurations of some spaces such as undersized multipurpose rooms, libraries and administration facilities in order to provide necessary space and equity at various sites. At certain sites it is recommended that the district consider building(s) replacement, based on the cost of needed upgrades vs. the cost of replacement. Lastly, in certain conditions where the campus has excess classroom capacity, building removals are being planned for the portable classroom buildings with no new building replacement.

The implementation of the plan should be flexible and modified as necessary to meet the facility demands. It is not intended to identify or suggest specific school project priorities except for those sites that have already been designated, nor does it identify all current sources of the required funding necessary for full implementation. Portions of the plan may depend on future state funding, developer fees, city fees, local bond money or other sources of financing available to implement this plan.

Working relationships have been developed between District staff, the surrounding cities/townships, San Bernardino County, local and State agencies and members of the Morongo Unified School District constituency. These relationships will be mutually beneficial as the district seeks to meet its facility-related challenges and needs in order to foster the most effective delivery of high quality educational programs and instructional services for its future student body and educational constituents.

# GUIDING PRINCIPLES

## OVERVIEW OF THE MASTER PLAN PROCESS

From the District's Philosophy and Goals, the reason the District exists and its statement of purpose is delineated in its mission statement:

"Our mission at MUSD, where students always come first, is to ensure that all students have a rigorous, high-quality education which empowers them with twenty-first century skills, enabling them to be successful in college, career, and society."

Facilities play an important role in meeting this goal. The vision for the Facilities Master Plan is to measure the existing facilities and how they are meeting the needs of the students, the teachers and staff who use them, and how the facilities are meeting the needs as expressed by the Board of Education in its strategic overview.

### Our guiding principles in facility master planning for educational facilities are:

- Support academic achievement
- Create safe, secure, positive environments in all facilities
- Provide capacity to meet enrollment needs
- Provide facilities that optimize student learning
- Enhance existing building systems to maintain operationally - efficient campuses.

The unique perspective of a facilities master plan is to look at the educational vision strictly from the view as to how the facilities can be enhanced in order to provide a better learning environment for the students, a better work environment for staff and be safe and secure. The facilities master plan does not attempt to impose an educational direction, method of teaching or course offerings on the campus. The plan provides facility improvements that will protect the District's facility assets, provide adequate space for existing and planned programs, replace aging facilities where necessary, provide new buildings to replace portable classrooms and provide a plan for growth as enrollment increases occur.

As a part of the visioning process our team met with various departments in the District and the Site Administration at each campus to obtain input and further define the future direction that the District would like to proceed as it plans for its facility improvements. Some of these topics of discussion included the following:

- District Educational Technology and strategies
- Special Education Needs
- Career Technical Education Programs
- Nutritional Services
- Renewable Energy and Sustainability
- Transportation and Circulation
- District Athletic and Specialized Facilities

The District, as it moves forward with implementation may wish to provide on a specific project by project basis other innovative or specialized spaces or programs that were not identified in the course of producing this plan. Funds should be set aside or accounted for during the financial planning to account for these types of programs not yet realized. These programs might include such things as, elementary school science, music programs, fine arts academies, S.T.E.M programs or other innovative technology programs.

### **CREATING LEARNING ENVIRONMENTS FOR THE NEXT GENERATION**

MUSD has historically provided a quality educational experience for all of its students. The school facilities that house students must keep up with the educational changes and advances in technology that will be implemented over the next 5 – 7 years in order to provide the best education for students of tomorrow. Students of tomorrow, those who are not yet in school will have access to an immense amount of information that was not available to past generations of students. This impact will change the way in which these students will need to learn. The facilities need to respond to these changes. Instead of the “Factory School” with rows of restrictive, fixed desks facing the lecturer at the front of the class, education is trending toward hands-on, team-oriented projects-based learning experiences.

Multiple tasks take place within a learning environment. Individual, large and small team tasks take place simultaneously while integrating the use of various technologies. Spaces and furniture selections should support this kind of flexibility. Because learning can happen anywhere, circulation spaces, outdoor spaces and lunch areas may all become potential learning

environments and should be supported with informal furnishings and the ability to access technology.

### **SUSTAINABILITY AND ENERGY CONSERVATION**

The District’s approach to sustainable design is based on a practical approach to what works, what adds value, and what ultimately saves money in energy usage and provides for a better, healthier environment for the building users. It is the District’s goal to implement sustainable strategies that provide funding and rebates for new school projects, existing site improvements, and additions to creating learning environments that can be maintained over time. The District has incorporated sustainable design features that focus on water savings, energy efficient HVAC and lighting systems, the use of recycled materials, as well as materials that contain low volatile organic compounds that reduce harmful off gassing effects. In addition, special attention will be given to the exploration of using renewable energy resources on the District’s school sites to take advantage of emerging alternative energy and the savings that they can provide. The District has begun a program to implement these renewable strategies. Plans for the location of solar panels are also included with each site assessment.

### **SPECIFIC SUSTAINABLE DESIGN STRATEGIES INCLUDE:**

- Recycled Carpet Material
- Ultra High Efficiency HVAC Units and Energy Management Controls
- Low Water Use Plumbing Fixtures
- Recycled / Renewable Materials for Linoleum and Rubber Flooring
- Indoor Air Quality Management
- Water Efficient Landscaping and Irrigation Systems
- High Quality Low Energy Usage Lighting Fixtures

### **CAREER TECHNICAL EDUCATION**

As the District moves forward with curriculum planning, the continued development of career technical program offerings are a vital part of the overall operational plan. As these programs typically require specialized educational facilities to support the programs, it is critical that the District continue to identify and finalize what programs will be offered, when they will be offered and the facilities needed to support these programs. The LRFMP identifies augmentation of the High Schools Career Technical facilities to support existing programs and requested programs from the site staff. The district will need to evaluate and make decisions as to the final implementation as specific projects move forward. A part of this is identified as programs at each of the District's High Schools for programs in health/medical services, culinary arts, public service, engineering, robotics, criminal justice, and other programs in varying stages of implementation. The master plan identifies and articulates the goals at each site and the facility needs to support these programs that the District plans at each campus. As the district

moves forward with the integration and matriculation of science, technology, engineering and math (STEM) programs between middle schools and high schools, planning at the Middle School/K – 8 levels to support these programs may be considered.

### **RENOVATING FACILITIES AS THEY AGE**

Even though the District has maintained its schools, the aging infrastructure will continue to need upgrades and in some cases replacement. Roofing, pipes, heating units, electrical wiring, fire alarms, and other life safety systems need to be replaced. Schools need to be made more energy efficient with the replacement of windows, doors and new energy efficient lighting. Restrooms and the related plumbing systems need to be renovated. Finishes of floors and walls need to be updated and replaced to modern standards. The District continues to identify needs at each of the sites for utility, infrastructure, technology, building systems and maintenance needs that address the short and long-term operations of the facilities to support the educational programs in place and planned for the campuses. This is an ongoing process that does not end; as materials wear out, new technologies are introduced and educational needs changes. The needs assessment from each site addresses the identified items which should be replaced or updated in order to meet the District Standards and to protect and prolong the life of its assets. A detailed design estimate once a scope of work is decided upon will provide further refinement of these rough order of magnitude budgets.

## REPLACEMENT OF PORTABLE CLASSROOMS

The District has utilized portable classrooms as a way to quickly provide for additional space during times of growth. These portable classrooms, many past their useful lifespan, have become “fixtures” on the District campuses to be used as classrooms, storage rooms and as various “pullout” spaces and uses. These buildings were intended to address a short-term need. They are not as energy efficient as permanent buildings. It was the desire for the master plan to address the phasing out of the use of portable classrooms wherever possible, but only with replacement up to the District’s identified school capacities (at Elementary, Middle and High School respectively). If sites stay above these levels it is anticipated that portable classrooms would continue to be utilized to meet these needs.

## SAFETY / SECURITY / TRANSPORTATION

Schools need to provide a safe and secure environment while maintaining one that is non-institutionalized for students, staff and community residents that use the facility. It is believed that school security should be addressed in both an active manner (security systems, cameras, fencing) and in a passive manner such as program design and community participation. Parking, traffic, and circulation at the schools need to be addressed so that the student safety is promoted and maintained. Many parents no longer feel that it is safe for their students to walk to school and instead drive their students to school even though they live a short distance from the school. With this in mind, the needs assessment at each site takes into account issues such as site circulation, drop off, parking, fencing, and supervision. Budgeted costs have been included to address those issues observed and identified. Detailed design may identify additional recommended work in the area of security cameras and other issues.

## FUNDING AND IMPLEMENTATION

A sometimes difficult but necessary part of any Master Plan is to identify what are the projected costs for improvements and how they will be funded. There must be a financial plan developed with funding sources identified so that there is a financial plan for implementation. This plan provides an outline of the needs, identifies potential funding sources, but it does not provide detailed financial analysis of the District.

## SUMMARY

The goal of this Long Range Facility Master Plan is to identify the needs of the District and the projected costs for implementing the Districts’ vision for its facility improvements. It is not a design for individual facilities and not every detail will be addressed by at this level. Key projects and ideas have been identified. There is still work to be done to design the specific improvements and to move the plan forward.

The State of California’s budget is one of uncharted waters with funding for schools’ operational expenditures reduced to slightly higher than 2005/06 levels. State funding for schools is also uncertain with talk of revamping the State School Facility Program. We recommend that as projects are prioritized, a Financial Master Plan be developed that would identify all funding sources, their timing as to availability and then propose a final implementation schedule.

## SUGGESTED NEXT STEPS

The recommended next steps are as follows:

1. Create a prioritization plan with the Board identifying which projects will be considered for implementation based on justification, feasibility, ranking and budget availability.
2. Create a financial master plan of funding for all projects with all anticipated funding sources identified.
3. Create a plan that brings equitable building and site amenities amongst campuses of the same grade levels.
4. Remove and/or replace portable classroom learning environments with permanent high performance spaces.
5. Implement a program of HVAC replacement to conserve energy and preserve general fund dollars.
6. Implement a schedule for educational technology enhancements at sites in conjunction with modernization and implement at sites where little or no modernization is planned.
7. Implement as soon as possible a program for roofing replacements to protect District assets from water intrusion as a part of the plan. Create a yearly inspection program and stay abreast about issues which arise in the future.
8. Implement a process to achieve DSA closeout for all open projects.

# ENROLLMENT PROJECTIONS

## INTRODUCTION AND DISTRICT BACKGROUND

The Morongo Unified School District has contracted with Cooperative Strategies to develop and analyze enrollment data relevant to the District's facility planning efforts. The scope of contracted work includes: providing historical enrollment trends of MUSD, identifying current attendance boundaries and study area zones of the District, input and methodologies used to project the number of students in the District over the study period, projections of student enrollment for the District over the study period for each school, and a summary of the finding of the study done.

The purpose of the report was to identify and inform the District of the enrollment trends occurring within the District boundaries; how these trends may affect future student populations; and to assist the District in making facility adjustments that may be necessary to accommodate the potential student population shifts and the need for potential attendance area boundary changes and/or additional capacity.

MUSD serves students in grades transitional kindergarten ("TK") through 12 residing within portions of the towns of Morongo, Joshua Tree, and Yucca Valley as well as the City of Twentynine Palms (Collectively, "Cities") and a portion of the unincorporated County of San Bernardino ("County"). The School District's facilities consist of 11 elementary schools serving grades

TK through 6, two (2) middle schools serving grades 7 and 8, and two (2) comprehensive high schools serving grades 9 through 12 (please refer to Map 7 on the following page for a geographic profile of the School District). Additionally, the School District includes one (1) alternative enrollment high school serving grades 9 through 12.

A historical review of the School District's enrollment since school year 2000/2001 reveals that the School District grew from 9,390 students to 9,631 students by school year 2007/2008. However, due in part to the Great Recession, the School District experienced a decline in student enrollment to 8,236 students by school year 2014/2015. Enrollment, however, has since grown to approximately 8,650 students in school year 2017/2018.

In order to determine the estimated growth or decline of the student population over the next ten (10) years ("Study Period"), the School District has retained the services of Cooperative Strategies to prepare an Enrollment Projection Study.

As is the case with any long-term projection of student enrollment, the School District should keep in mind that the Study is a living document based on information gathered during the fourth quarter of 2017 and the first quarter of 2018. Due to fluctuations in population, changes in residential development, unforeseen economic conditions, and alterations in School

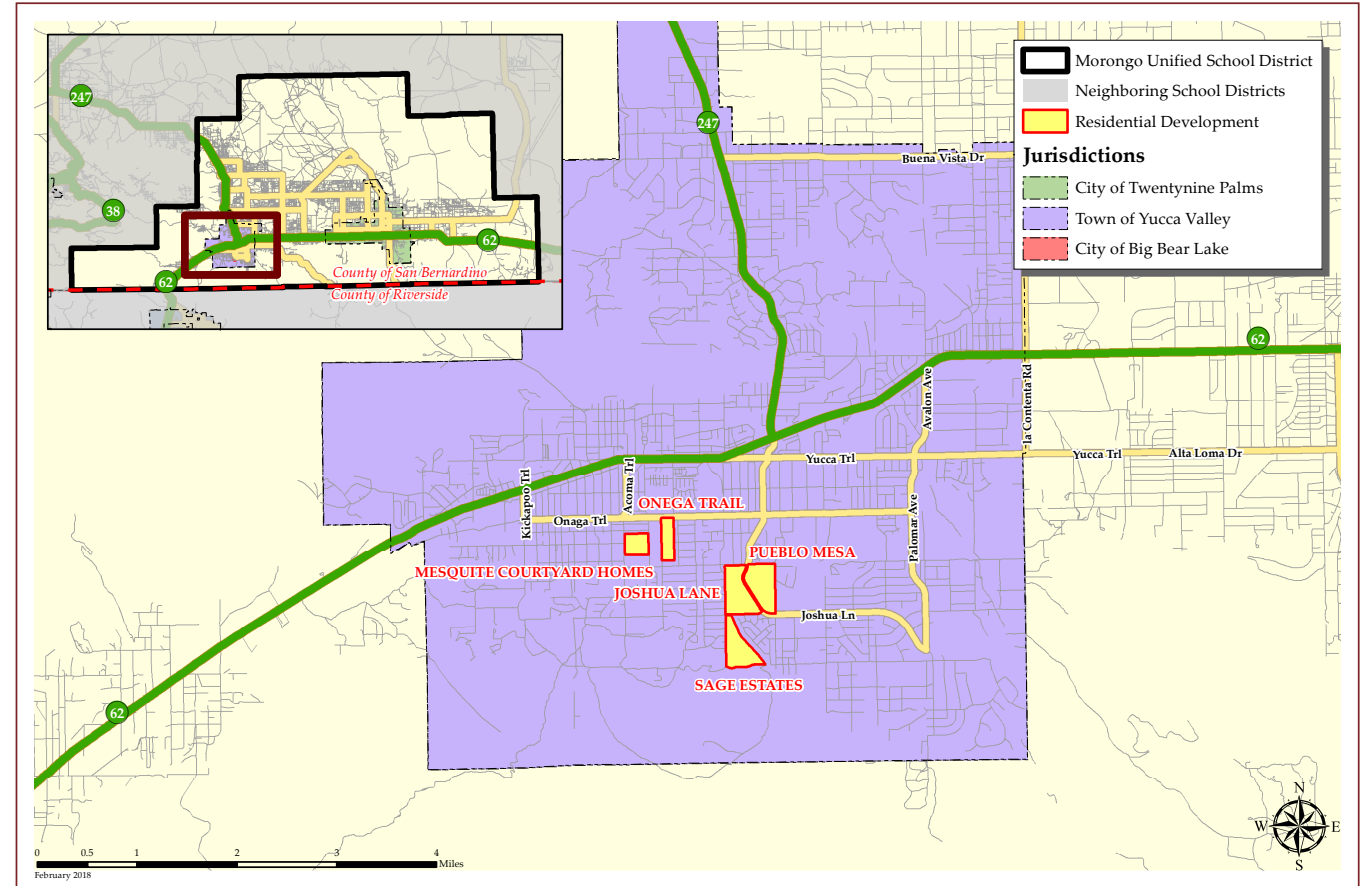
District enrollment policy, adjustments to this Study will be necessary as fluctuations in population, economy, and housing market take place over the Study Period.

### RESIDENTIAL DEVELOPMENT

Based on information provided by the Cities, County, and local developers, the School District currently has 394 residential units planned within its boundaries through 2028, excluding age-restricted residential units. Table 11 on the following page shows the projected absorption of residential units by year for the next 10 years, while Map 7 details the residential projects and the number of units planned with respect to each project within the School District. (Please note that residential development is expected to continue beyond the period of this Study.)

### MORONGO USD

MAP 7 - FUTURE RESIDENTIAL DEVELOPMENT



Source: Enrollment Projection Study by Cooperative Strategies (March 2018)

**Table 11  
Residential Absorption**

<b>Year</b>	<b>Single Family Detached Units</b>	<b>Multifamily Attached Units</b>	<b>Total Residential Units</b>
2017	6	0	6
2018	39	0	39
2019	42	0	42
2020	36	0	36
2021	36	0	36
2022	36	0	36
2023	36	0	36
2024	36	0	36
2025	36	0	36
2026	36	0	36
2027	36	0	36
2028	19	0	19
<b>Total</b>	<b>394</b>	<b>0</b>	<b>394</b>

## **DISTRICTWIDE ENROLLMENT PROJECTION**

From school year 2017/2018 to school year 2027/2028, student enrollment at the elementary school level is projected to decrease from 5,040 students to approximately 4,727 students; student enrollment at the middle school level is projected to increase from 1,253 students to approximately 1,411 students; and student enrollment at the high school level is projected to increase from 2,396 students to approximately 2,986 students.

Overall, student enrollment is projected to increase by Approximately 5.01 percent to 9,124 students by the end of the Study Period.

# CLASSROOM CAPACITY ANALYSIS

## ANALYSIS OF EXISTING CONDITIONS

One key component of the LRFMP is the analysis of current classroom inventories at each existing school site for purposes of evaluating physical adequacy, educational adequacy, student capacity relative to enrollment, as well as equity amongst similar school sites/types, technology parities, and joint-use opportunities with other local educational agencies, municipalities or business/community groups.

## CLASSROOM CAPACITY ANALYSIS

The objective of a classroom capacity analysis is to evaluate the current use and student loading of all teaching stations/classrooms at a campus and compare this student capacity with the District’s policies, regulations and guidelines for identifying optimal enrollment capacities at each school site. This analysis shall serve as a tool to guide the District in facility planning relative to programs offered, student transfer policies, school grade configurations, safety and academic support structures that should be taken into consideration when establishing school site capacities.

In developing the capacity analysis, classrooms were identified and loaded utilizing state and District capacity standards. The capacity analysis counts all spaces that meet criteria pursuant to the California Department of Education (CDE) “Classroom Definition Policy” (March 19, 2009). This

policy stipulates that for a classroom to be loaded, it must be larger than 700 square feet in size, built as a classroom, and used as a teaching station for the last 5 years.

The number of students per classroom is calculated based on the District standards and as well as the state standards. Classrooms are utilized for various programs and the District standards for loading classrooms by program are as follows.

DISTRICT LOADING	STUDENTS PER CLASSROOM
Elementary School, Grades Pre-K-3	24
Elementary School, Grades 4-6	30
Middle School, Grades 7-8	30
High School, Grades 9-12	32
Special Ed Severe	9
Special Ed Non Severe	13
STATE LOADING	STUDENTS PER CLASSROOM
K-6	25
Middle School	27
High School	27
Special Ed Severe	9
Special Ed Non Severe	13

MORONGO UNIFIED SCHOOL DISTRICT  
CAPACITY ANALYSIS

SCHOOL	2016/17 ENROLLMENT	TOTAL CLASSROOMS	TOTAL CAPACITY (DISTRICT LOADING)	TOTAL CAPACITY (STATE LOADING)	CLASSROOMS NEEDED (DISTRICT LOADING)	CLASSROOMS NEEDED (STATE LOADING)
CONDOR ELEMENTARY	552	36	974	872	22	24
FRIENDLY HILLS ELEMENTARY	407	24	623	560	17	20
JOSHUA TREE ELEMENTARY	374	20	461	418	17	20
LANDERS ELEMENTARY	166	13	349	313	7	8
MORONGO VALLEY ELEMENTARY	204	17	455	407	8	9
OASIS ELEMENTARY	573	34	940	841	22	24
ONAGA ELEMENTARY	646	38	1,034	926	25	28
PALM VISTA ELEMENTARY	416	29	757	679	17	19
TWENTYNINE PALMS ELEMENTARY	588	40	1,061	953	24	28
YUCCA MESA ELEMENTARY	422	31	753	678	19	22
YUCCA VALLEY ELEMENTARY	591	32	878	785	22	24
LA CONTENTA MIDDLE*	749	43	1,372	1,099	25	30
TWENTYNINE PALMS JUNIOR HIGH	488	25	809	648	16	19
TWENTYNINE PALMS HIGH	788	41	1,287	1,035	27	32
YUCCA VALLEY HIGH	1,351	69	2,107	1,694	46	56
BLACK ROCK CONTINUATION HIGH	122	7	246	197	4	5

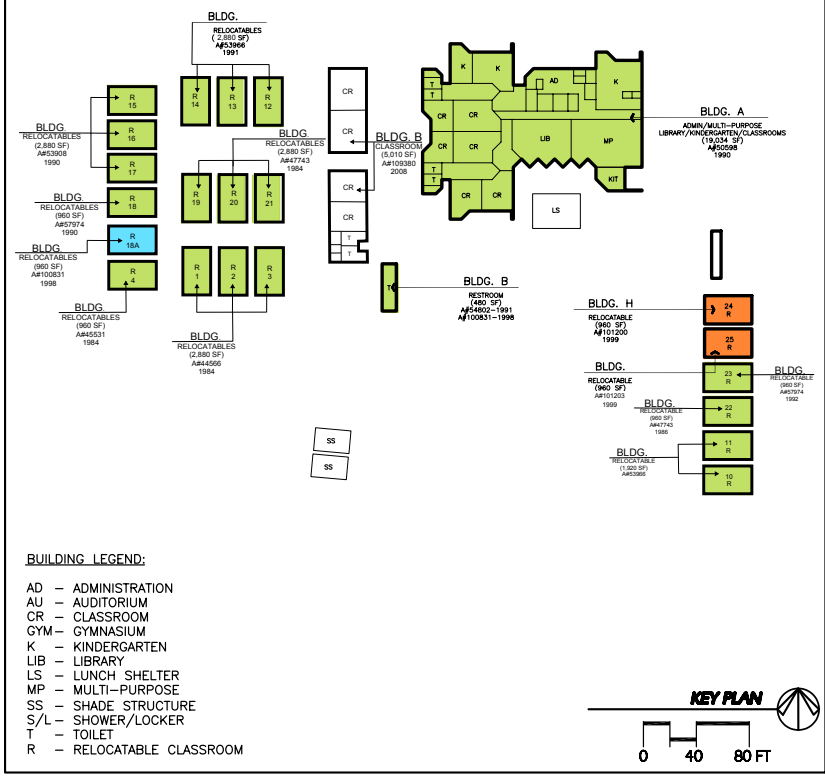
LOADING RATIOS		
GRADE	STATE	DISTRICT
K-3	25:1	24:1
4-6	25:1	32:1
7-8	27:1	34:1
9-12	27:1	34:1

\*Now excludes Classrooms that were converted into locker rooms

MORONGO UNIFIED SCHOOL DISTRICT  
SCHOOL FACILITY PROGRAM  
MODERNIZATION ELIGIBILITY

SCHOOL	CURRENT	2019	2020	OVERALL TOTAL
CONDOR ELEMENTARY	\$2,494,957	\$138,998	\$277,996	\$2,911,951
FRIENDLY HILLS ELEMENTARY	\$3,322,063	\$0	\$0	\$3,322,063
JOSHUA TREE ELEMENTARY	\$0	\$0	\$0	\$0
LANDERS ELEMENTARY	\$1,821,570	\$0	\$0	\$1,821,570
MORONGO VALLEY ELEMENTARY	\$1,750,681	\$0	\$0	\$1,750,681
OASIS ELEMENTARY	\$1,324,653	\$0	\$0	\$1,324,653
ONAGA ELEMENTARY	\$4,060,134	\$0	\$0	\$4,060,134
PALM VISTA ELEMENTARY	\$833,988	\$0	\$0	\$833,988
TWENTYNINE PALMS ELEMENTARY	\$1,945,972	\$0	\$0	\$1,945,972
YUCCA MESA ELEMENTARY	\$4,437,818	\$138,998	\$0	\$4,576,816
YUCCA VALLEY ELEMENTARY	\$0	\$138,998	\$0	\$138,998
LA CONTENTA MIDDLE SCHOOL	\$5,211,664	\$0	\$0	\$5,211,664
TWENTYNINE PALMS JR HS	\$2,591,349	\$0	\$0	\$2,591,349
BLACK ROCK CONTINUATION HIGH SCHOOL	\$2,270,497	\$0	\$0	\$0
TWENTYNINE PALMS HIGH SCHOOL	\$0	\$0	\$0	\$0
YUCCA VALLEY HIGH SCHOOL	\$4,010,103	\$0	\$0	\$0
<b>TOTAL:</b>	<b>\$30,258,428</b>	<b>\$277,996</b>	<b>\$0</b>	<b>\$30,489,839</b>

- Currently Eligible
- Eligible in 2019
- Eligible in 2020



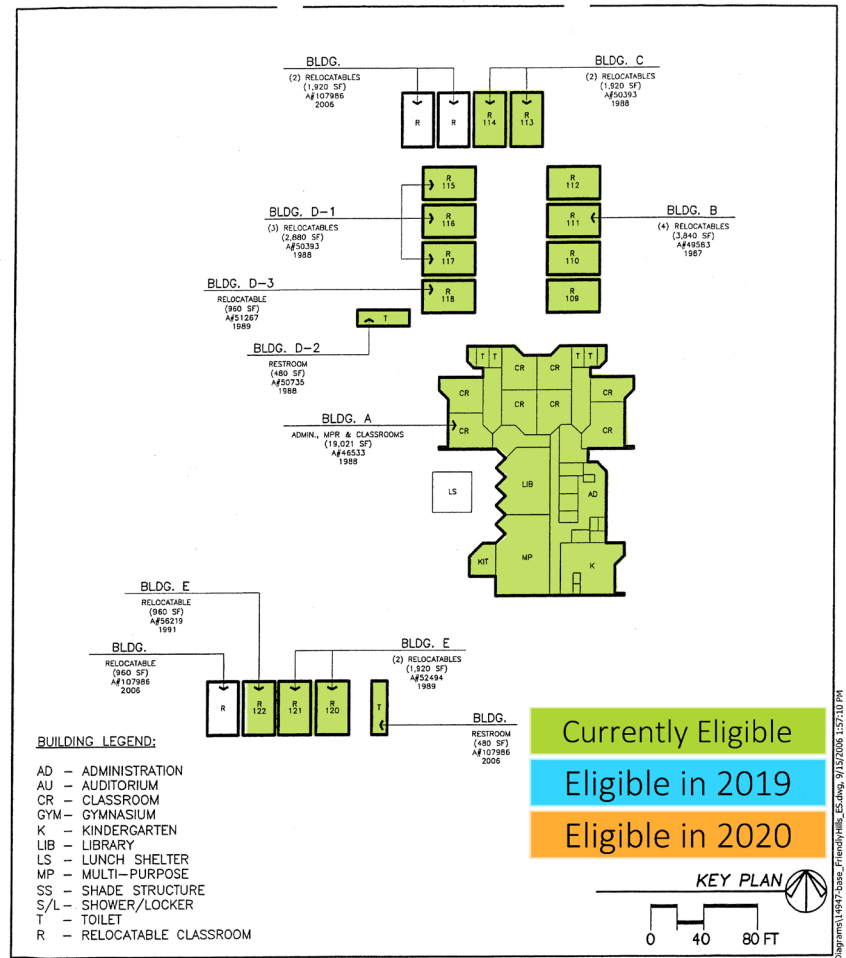
**BUILDING LEGEND:**

- AD – ADMINISTRATION
- AU – AUDITORIUM
- CR – CLASSROOM
- GYM – GYMNASIUM
- K – KINDERGARTEN
- LIB – LIBRARY
- LS – LUNCH SHELTER
- MP – MULTI-PURPOSE
- SS – SHADE STRUCTURE
- S/L – SHOWER/LOCKER
- T – TOILET
- R – RELOCATABLE CLASSROOM

**Ruhnau Ruhnau Clarke**  
 Architects+Planners  
 3775 Tenth Street • Riverside, CA 92501-3669 • T 951 684 4664 • F 951 684 6276  
 5751 Palmer Way, Suite C • Carlsbad, CA 92010-7249 • T 760 438 5899 • F 760 931 8194

**DIAGRAM OF BUILDING AREAS**  
 PROJECT: CONDOR ELEMENTARY SCHOOL  
 ADDRESS: 2551 CONDOR ROAD  
 DISTRICT: MORONGO UNIFIED SCHOOL DISTRICT  
 COUNTY: SAN BERNARDINO COUNTY

# CONDOR ELEMENTARY ELIGIBLE BUILDINGS



**Ruhnau Ruhnau Clarke**  
 Architects/Planners  
 3775 Teah Street • Riverside, CA 92501-3669 • T 951 684 4664 • F 951 684 6276  
 5751 Palmer Way, Suite C • Carlsbad, CA 92010-7249 • T 760 438 5899 • F 760 931 8194

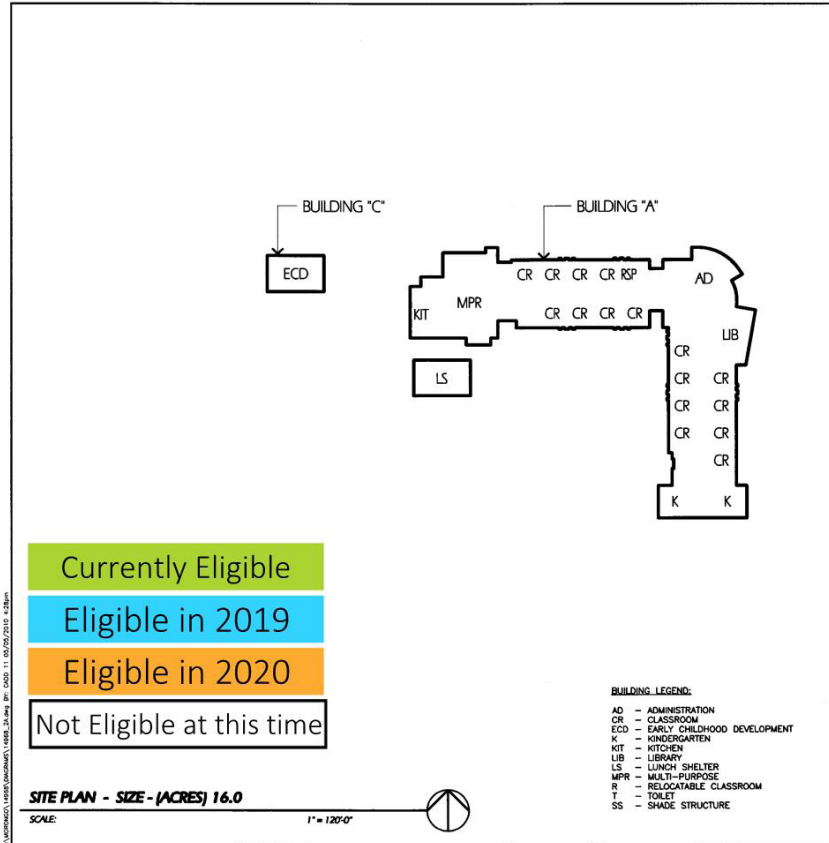
**DIAGRAM OF BUILDING AREAS**  
 PROJECT: FRIENDLY HILLS ELEMENTARY SCHOOL  
 ADDRESS: 7252 SUNNY VISTA ROAD  
 DISTRICT: MORONGO UNIFIED SCHOOL DISTRICT  
 COUNTY: SAN BERNARDINO COUNTY

# FRIENDLY HILLS ELEMENTARY ELIGIBLE BUILDINGS



**DIAGRAM OF BUILDING AREA**  
 PROJECT: JOSHUA TREE ELEMENTARY SCHOOL  
 ADDRESS: SUNBURST AVENUE and CALLE LOS AMIGOS  
 SCHOOL DISTRICT: MORONGO UNIFIED SCHOOL DISTRICT  
 COUNTY: SAN BERNARDINO

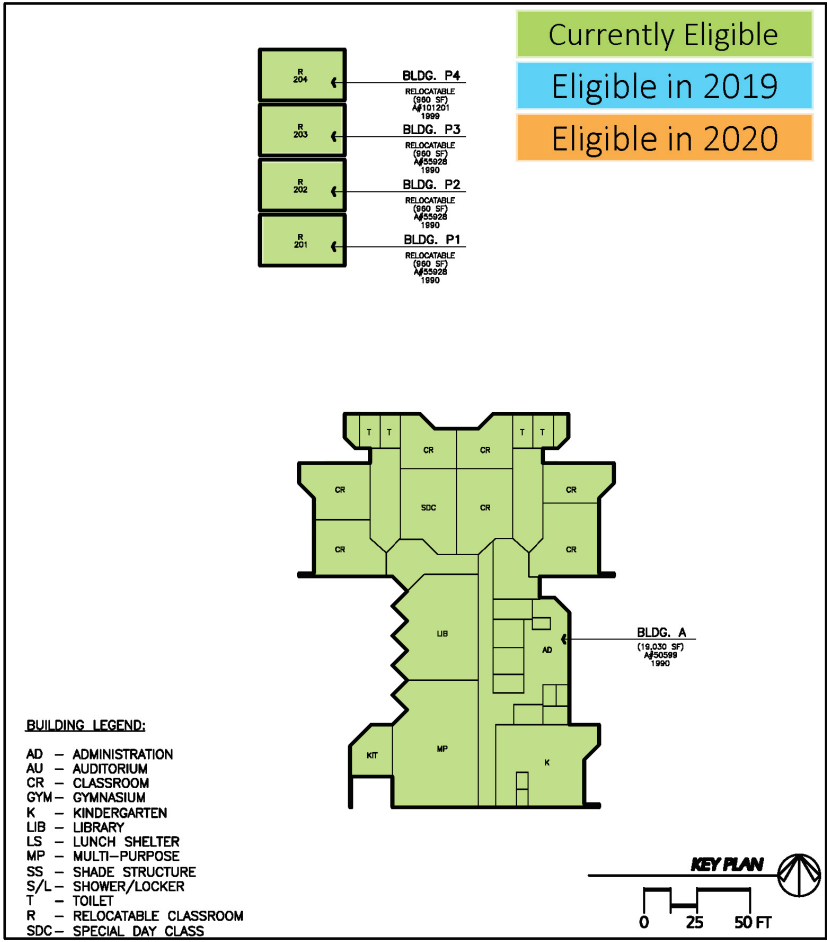
● EXISTING (1-A)  
 ■ BASIC PLANS (2-A)  
 □ FINAL PLANS (3-A)



Above is measured in accordance with Art. 2022, Sub Chapter 8, Title 5, CCR. Date: MAY 2010 Sheet 1 of 12 sheets

**Ruhnau Ruhnau Clarke**  
 Architects-Planners  
 3775 Tenth Street • Riverside, CA 92501-9669 • T 951 684 4664 • F 951 684 6276  
 5751 Palmer Way, Suite C • Carlsbad, CA 92010-7249 • T 760 438 5899 • F 760 931 8194

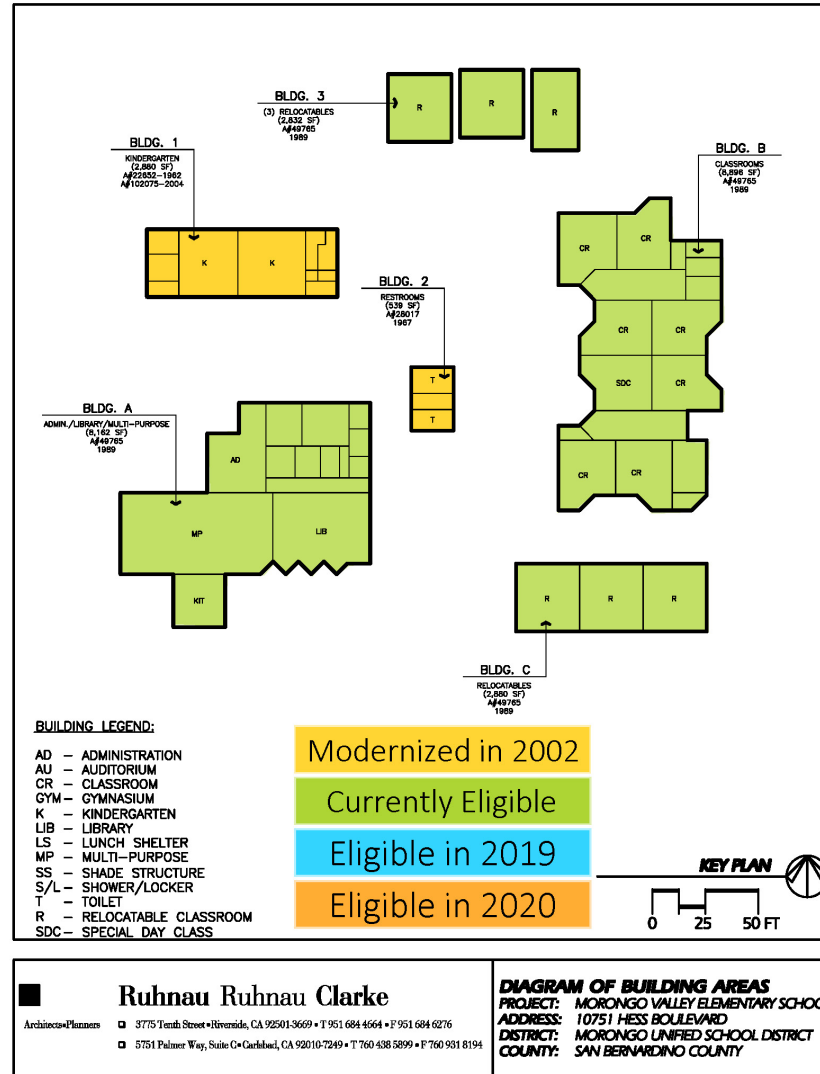
# JOSHUA TREE ELEMENTARY ELIGIBLE BUILDINGS



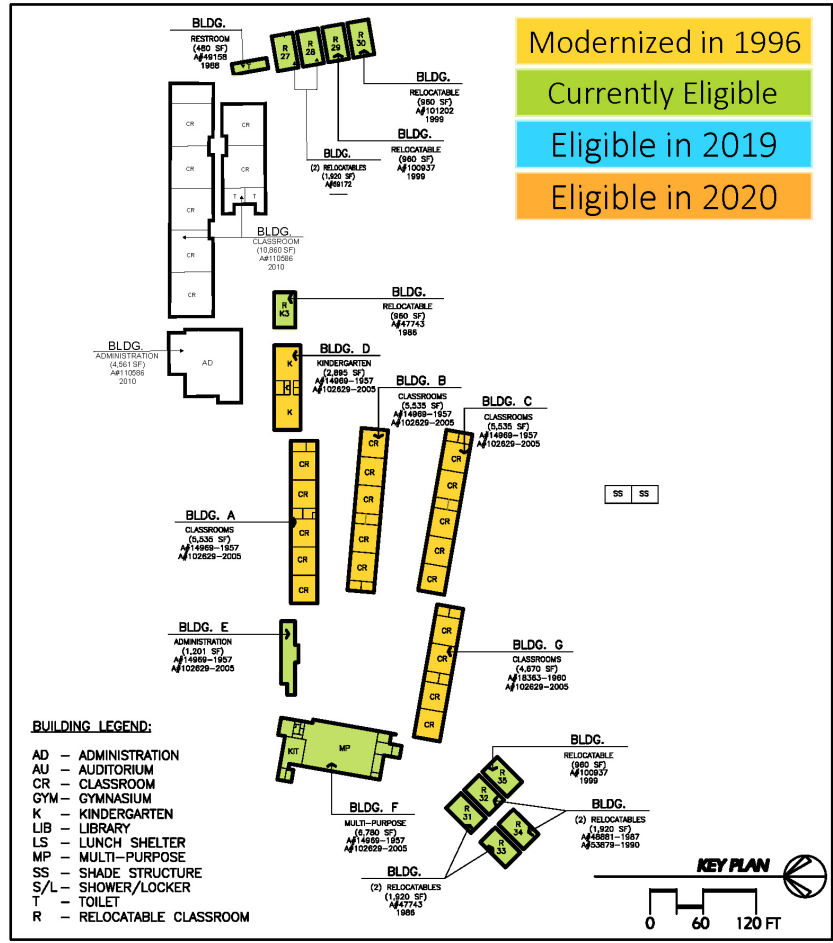
	<b>Ruhnuau Ruhnuau Clarke</b> Architects+Planners	<b>DIAGRAM OF BUILDING AREAS</b> PROJECT: LANDERS ELEMENTARY SCHOOL ADDRESS: 56450 RECHE ROAD DISTRICT: MORONGO UNIFIED SCHOOL DISTRICT COUNTY: SAN BERNARDINO COUNTY
	3775 Torch Street • Livermore, CA 92501-3669 • T 951 684 4664 • F 951 684 6276 5751 Palmer Way, Suite C • Carlsbad, CA 92010-7249 • T 760 438 5899 • F 760 931 8194	

# LANDERS ELEMENTARY ELIGIBLE BUILDINGS





# MORONGO VALLEY ELEMENTARY ELIGIBLE BUILDINGS



	<b>Ruhnau Ruhnau Clarke</b> Architects+Planners	<b>DIAGRAM OF BUILDING AREAS</b> PROJECT: OASIS ELEMENTARY SCHOOL ADDRESS: 73175 EL PASEO DRIVE DISTRICT: MORONGO UNIFIED SCHOOL DISTRICT COUNTY: SAN BERNARDINO COUNTY
	3775 Tenth Street • Riverside, CA 92501-3669 • T 951 684 4664 • F 951 684 6276 5751 Palmer Way, Suite C • Carlsbad, CA 92010-7249 • T 760 438 5899 • F 760 931 8194	

# OASIS ELEMENTARY ELIGIBLE BUILDINGS



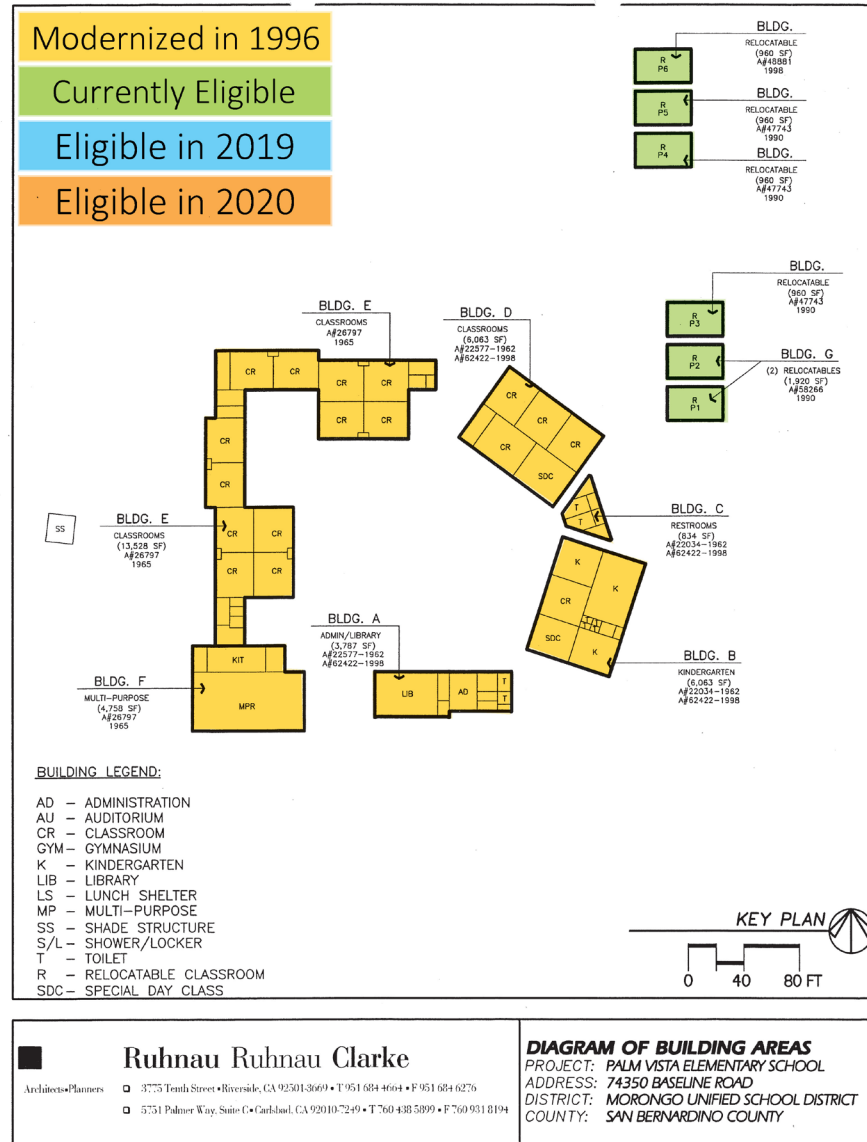


Modernized in 1996

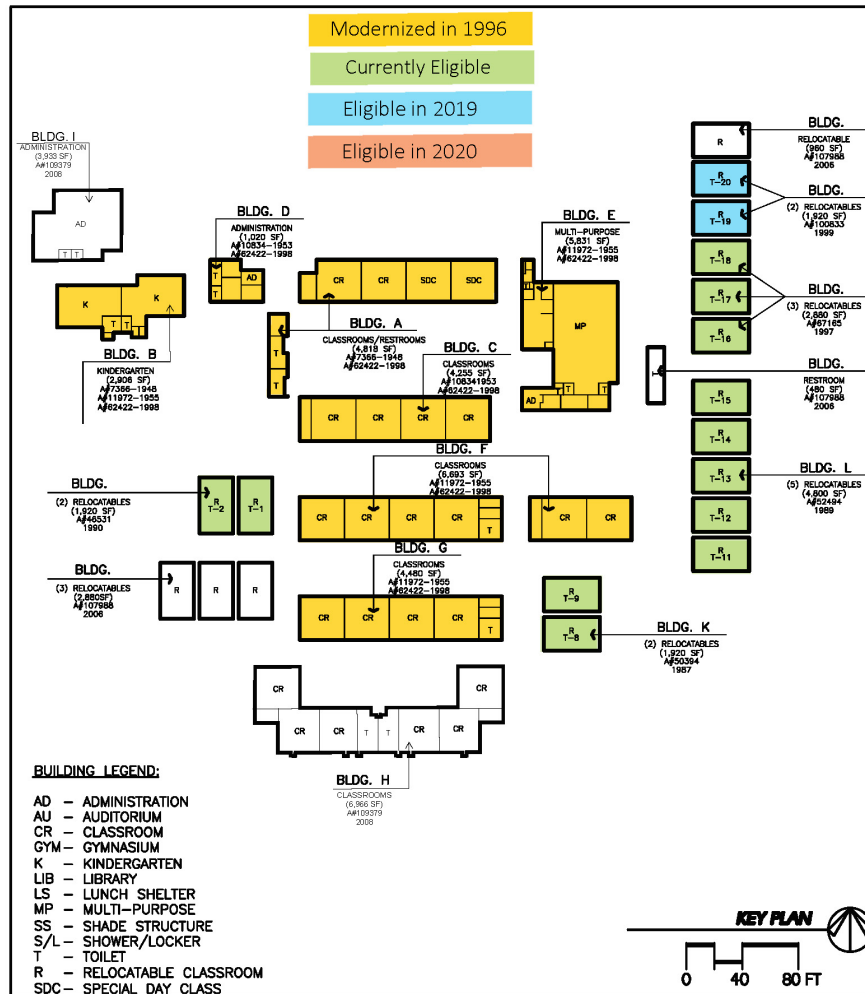
Currently Eligible

Eligible in 2019

Eligible in 2020



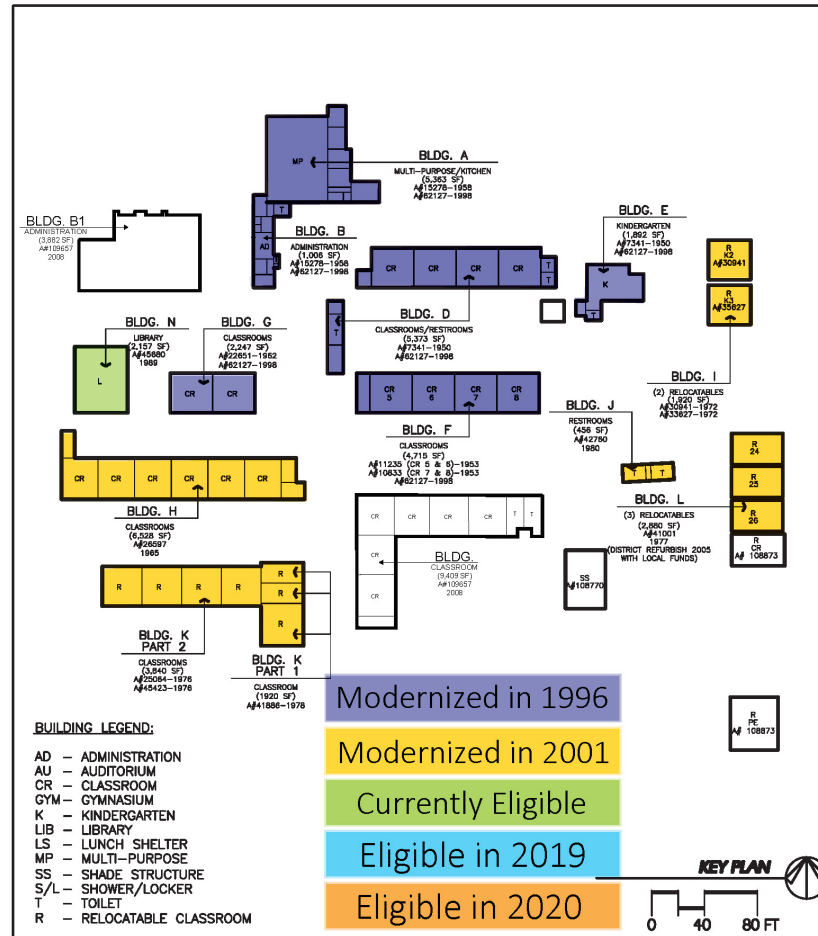
# PALM VISTA ELEMENTARY ELIGIBLE BUILDINGS



<p><b>Ruhnau Ruhnau Clarke</b>          Architects+Planners</p>	<p>3775 Tenth Street • Riverside, CA 92501-3669 • T 951 684 4664 • F 951 684 6276</p>
	<p>5751 Palmer Way, Suite C • Carlsbad, CA 92010-7249 • T 760 438 3899 • F 760 931 8194</p>
<p><b>DIAGRAM OF BUILDING AREAS</b>  <b>PROJECT:</b> TWENTYNINE PALMS ELEMENTARY SCHOOL  <b>ADDRESS:</b> 74350 PALM VISTA  <b>DISTRICT:</b> MORONGO UNIFIED SCHOOL DISTRICT  <b>COUNTY:</b> SAN BERNARDINO COUNTY</p>	

# TWENTYNINE PALMS ELEMENTARY ELIGIBLE BUILDINGS



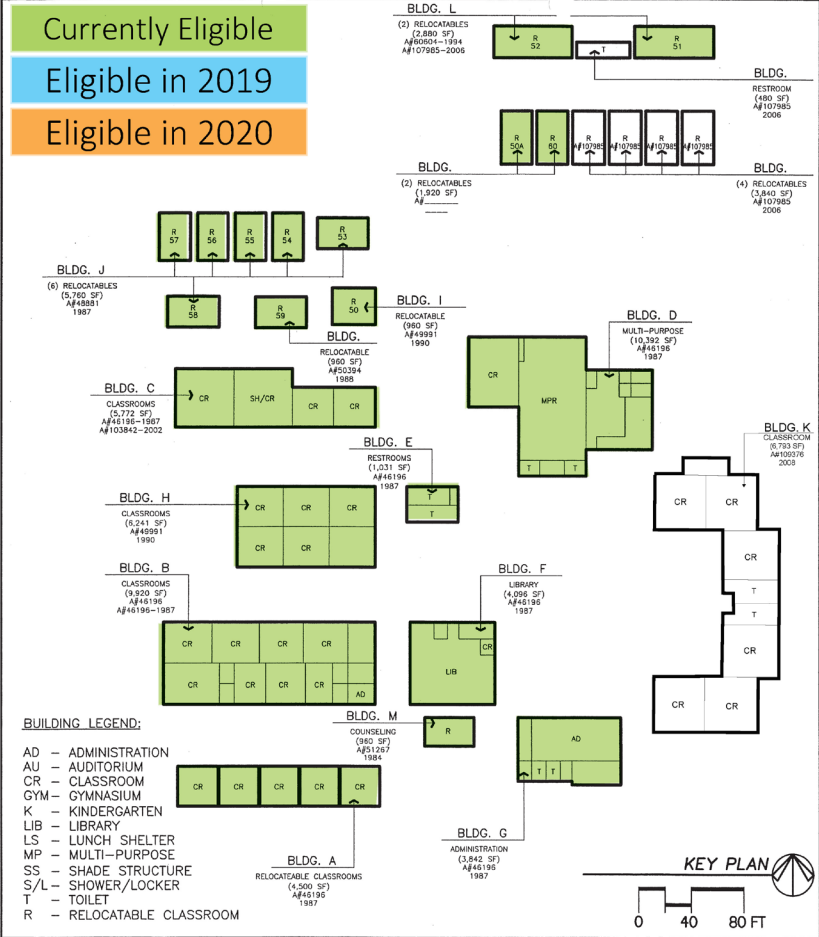


H:\WORKING\2014\9770\Diagrams\1497-base\_YuccaVal\_ES.dwg, 7/2/2008 4:28:01 PM

<p><b>Ruhnau Ruhnau Clarke</b> Architects/Planners</p>	<p>3775 Tenth Street • Riverside, CA 92501-9669 • T 951 684 4664 • F 951 684 6276</p>
	<p>5751 Palmaz Way, Suite C • Carlsbad, CA 92010-7249 • T 760 438 5899 • F 760 931 8194</p>

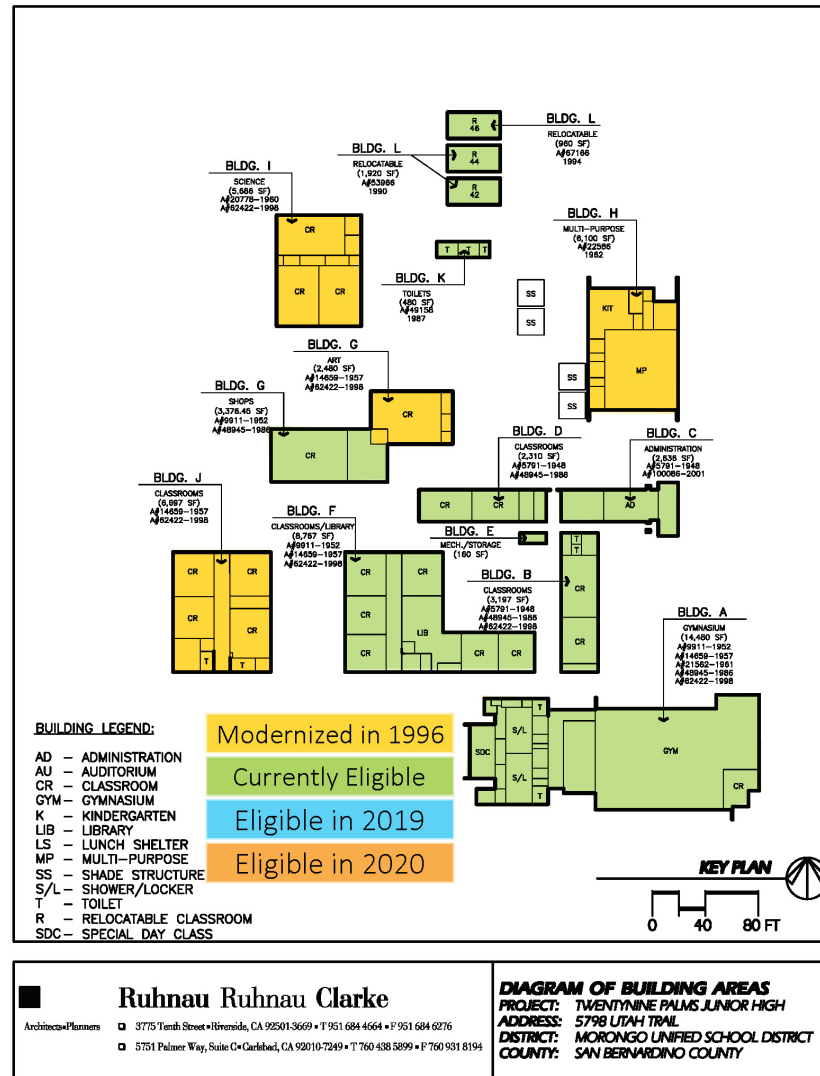
**DIAGRAM OF BUILDING AREAS**  
PROJECT: YUCCA VALLEY ELEMENTARY SCHOOL  
ADDRESS: 7601 HOPI TRAIL  
DISTRICT: MORONGO UNIFIED SCHOOL DISTRICT  
COUNTY: SAN BERNARDINO COUNTY

# YUCCA VALLEY ELEMENTARY ELIGIBLE BUILDINGS

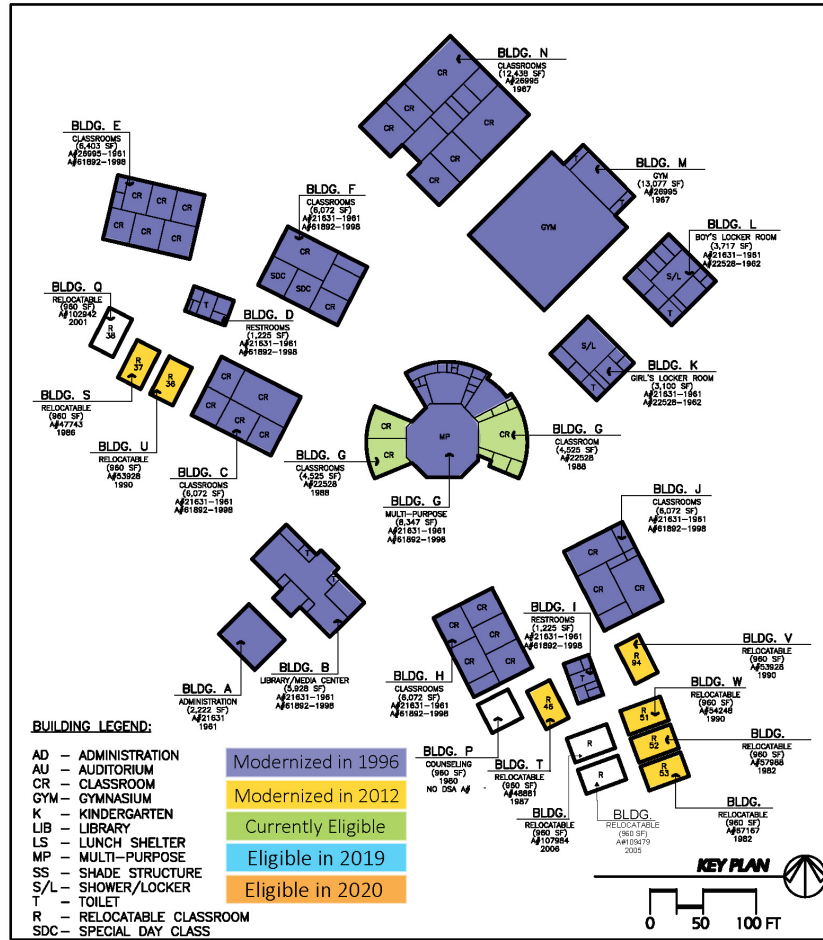


<p><b>Ruhnau Ruhnau Clarke</b>          Architects+Planners</p>	<p>3735 Tenth Street • Riverside, CA 92501-3669 • T 951 684-6664 • F 951 684-6276</p>	<p><b>DIAGRAM OF BUILDING AREAS</b>          PROJECT: LA CONTENTA MIDDLE SCHOOL          ADDRESS: 7050 LA CONTENTA ROAD          DISTRICT: MORONGO UNIFIED SCHOOL DISTRICT          COUNTY: SAN BERNARDINO COUNTY</p>
	<p>5751 Palmer Way, Suite C • Carlsbad, CA 92010-7249 • T 760 438-3899 • F 760 931-8194</p>	

# LA CONTENTA MIDDLE ELIGIBLE BUILDINGS

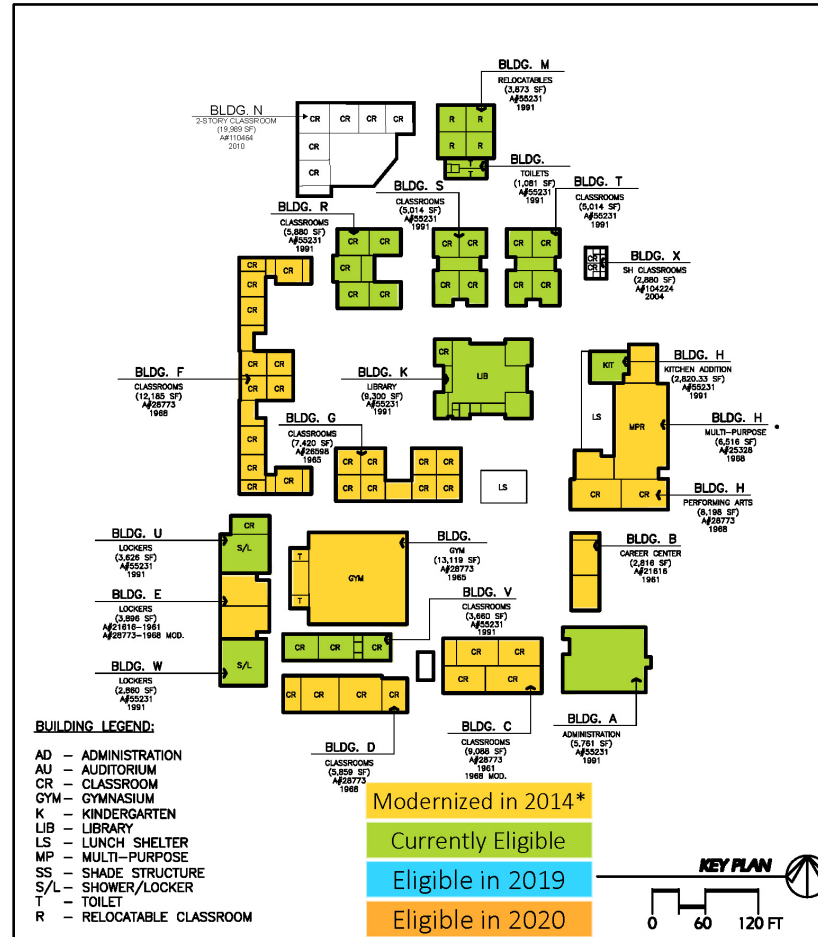


# TWENTYNINE PALMS JUNIOR HIGH ELIGIBLE BUILDINGS



<p>Architects+Planners</p>	<p><b>Ruhnau Ruhnau Clarke</b></p> <p>3775 Tenth Street • Riverside, CA 92501-3669 • T 951 684 4664 • F 951 684 6276</p> <p>5751 Palmer Way, Suite C • Carlsbad, CA 92010-7249 • T 760 438 5899 • F 760 931 8194</p>	<p><b>DIAGRAM OF BUILDING AREAS</b></p> <p>PROJECT: TWENTYNINE PALMS HIGH SCHOOL</p> <p>ADDRESS: 72750 WILDCAT WAY</p> <p>DISTRICT: MORONGO UNIFIED SCHOOL DISTRICT</p> <p>COUNTY: SAN BERNARDINO COUNTY</p>
----------------------------	--	--

# TWENTYNINE PALMS HS ELIGIBLE BUILDINGS



<p><b>Ruhnau Ruhnau Clarke</b> Architects/Planners</p>	<p>3775 Terrell Street • Riverside, CA 92501-3669 • T 951 684 4664 • F 951 684 6276</p>	<p><b>DIAGRAM OF BUILDING AREAS</b> PROJECT: YUCCA VALLEY HIGH SCHOOL ADDRESS: 7600 SAGE AVENUE DISTRICT: MORONGO UNIFIED SCHOOL DISTRICT COUNTY: SAN BERNARDINO COUNTY</p>
	<p>5751 Palmer Way, Suite C • Carlsbad, CA 92010-7249 • T 760 438 5899 • F 760 931 8194</p>	

\* Currently on the OPSC Modernization Workload List for \$6,057,185

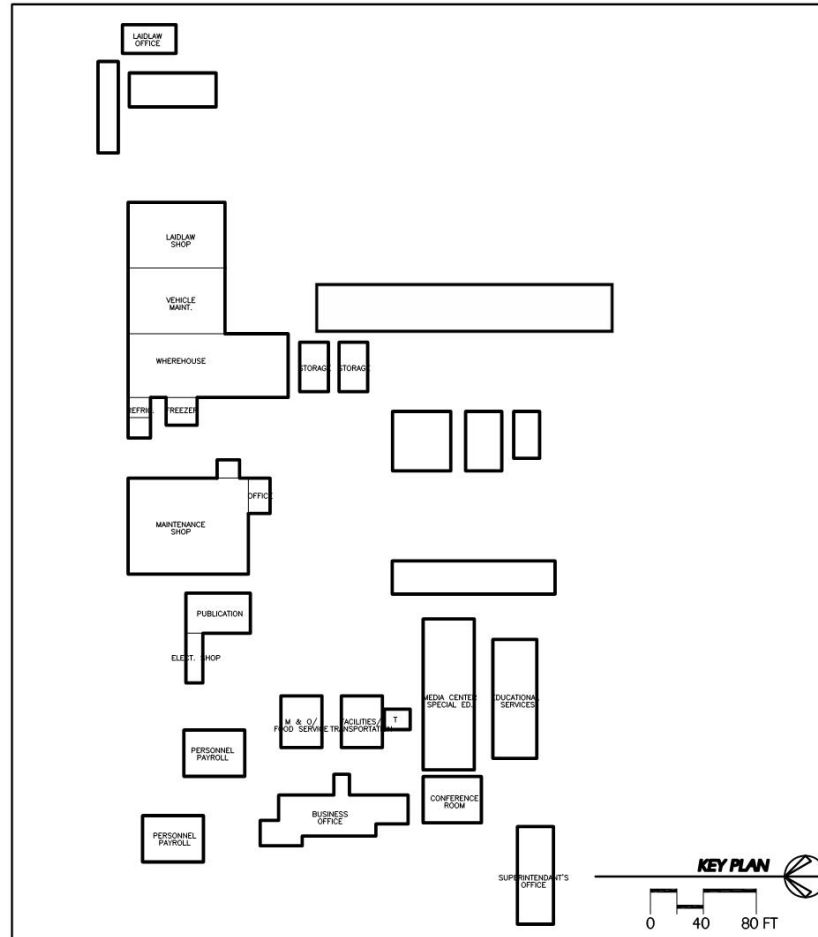
# YUCCA VALLEY HIGH SCHOOL ELIGIBLE BUILDINGS



**Ruhnau Ruhnau Clarke**  
Architects-Planners  
3775 Teah Street • Riverside, CA 92501-3669 • T 951 684 4604 • F 951 684 6276  
5751 Palmer Way, Suite C • Carlsbad, CA 92010-7219 • T 760 438 5899 • F 760 931 8194

**DIAGRAM OF BUILDING AREAS**  
PROJECT: MONUMENT CONTINUATION HIGH SCHOOL  
ADDRESS: 72770 HATCH ROAD  
DISTRICT: MORONGO UNIFIED SCHOOL DISTRICT  
COUNTY: SAN BERNARDINO COUNTY

# BLACKROCK ALTERNATIVE HS ELIGIBLE BUILDINGS



<p><b>Ruhnau Ruhnau Clarke</b>          Architects+Planners          3775 Teah Street • Riverside, CA 92501-3869 • T 951 694 4664 • F 951 694 6276          5751 Palmer Way, Suite C • Carlsbad, CA 92010-7249 • T 760 438 5899 • F 760 931 8194</p>	<p><b>DIAGRAM OF BUILDING AREAS</b>          PROJECT: DISTRICT OFFICE *          ADDRESS: 5715 UTAH TRAIL          DISTRICT: MORONGO UNIFIED SCHOOL DISTRICT          COUNTY: SAN BERNARDINO COUNTY</p>
--	---

\*Not Eligible for School Facility Program (SFP) Funding

# DISTRICT ADMINISTRATION CENTER

# FUNDING AND IMPLEMENTATION

As the District strategizes to implement specific portions of this Long Range Facilities Master Plan, developing a financial plan that will allow for the funding of these improvements will be a key component of the realization of the LRFMP. Within this section is information that identifies potential funding mechanisms that could be considered to provide the District with the resources needed to pursue the modernization, reconfiguration and/or construction of new facilities within the District.

The School Facility Program (SFP) was initiated in November 1998 under Senate Bill 50, the Leroy F. Greene School Facilities Act of 1998. The SFP provides funding grants for school districts to acquire school sites, construct new school facilities or modernize existing school facilities. The two (2) major funding types available are “new construction” and “modernization”. The new construction grant provides funding on a 50/50 State and local match basis. The modernization grant provides funding on a 60/40 basis. Districts that are unable to provide some, or all, of the local match requirement and are able to meet the financial hardship provisions may be eligible for additional State funding.

To participate in the SFP, for new construction projects, Districts must establish and demonstrate their eligibility for funding using a projection of enrollment methodology. This method of projecting pupil enrollment five years into the

future involves using current and historical California Basic Education Data Systems (CBEDS) enrollment data for the District. This data that is collected is then projected into the future using a method known as Cohort Survival Projection. Baseline eligibility for new construction is based upon the number of projected “un-housed” students at the end of five years, when compared against the existing school building to house students.

Establishing eligibility for Modernization projects is based upon the age of the facilities and whether the facility has been previously modernized using state funding. To be eligible, a permanent building must be at least 25 years old and a relocatable building must be at least 20 years old, based upon when the buildings were originally approved by the Division of the State Architect (DSA).

The state covers part or all of the projects costs for the districts unable to meet the local match requirement for new construction and modernization projects. Districts have to levy the maximum developer fee allowed (typically 50% of project costs), demonstrate local effort (typically through placing a bond measure on the ballot), and certify they are unable to contribute the full match.

The four (4) state bond measures enacted since 1998 have authorized various categorical facility programs. These have included programs for reducing class

sizes; alleviating overcrowding; building and renovating charter schools; integrating career technical education into high schools; mitigating seismic safety issues; and promoting projects with “high performance attributes” such as energy efficiency , enhanced natural lighting , and use of recycled materials.

Funding for projects approved in the SFP comes exclusively from statewide general obligation bonds approved by voters of California. The first funding for the program was Proposition 1A, approved in November 1998. The bond for \$9.2 billion contained \$6.7 billion for K-12 public school facilities. The second source of funding for the program came from the passage of Proposition 47, approved by the voters in November 2002. That bond for \$13.2 billion represented the largest school bond in history of the state and included \$11.4 billion for K-12 public school facilities. In March 2004, California voters passed the third bond, Prop 55. That \$12.3 billion bond included \$10 billion dedicated exclusively for K-12 public school facilities. In November 2006, the voters passed Proposition 1D. That \$10.4 billion bond dedicated \$7.3 billion for school districts to address overcrowding, provide career, technical education facilities, accommodate future enrollment growth, renovate and modernize older school buildings, and allow participation in community related joint-use projects. Over the years, more bonds were passed and funding was allocated to eligible school district projects. At this time, bond authority is exhausted, and no funds remain for construction projects.

Over the last few years, concerns have been raised with the state’s current school facilities program, and the recommendation to transition to a new

School Facility Financing Program has been suggested by the Governor, however no specific alternative proposal has been proposed to date. As a result, Districts are leveraging their opportunities to seek funding through Local General Obligation Bonds.

Today school districts can access significant local revenue for school facilities. As noted above, school districts have had the ability since 1986 to issue local general obligation bonds for school facility projects. The passage of Proposition 39 in 2000 lowered the voter threshold for these local bonds from two-thirds to 55%. Since Proposition 39, local voters have approved about 80% of school district bond measures. (In contrast, about 60% of local school district bond measures were successful prior to Proposition 39). In addition, SFP allowed districts to assess developer fees that could cover up to 100% of the cost to build new schools. In practice, developer fees have covered no more than half of the project cost because districts are only permitted to access 100% of project costs when SAB certifies that state new construction has been exhausted. (Although new construction funds effectively have been exhausted since 2012, SAB has not made this certification to date).

Limits placed on school district indebtedness and property taxes overdue: Under state law, a unified school district’s outstanding debt cannot exceed 2.5% of assessed value in the district. For an elementary or high school district, the figure is 1.25%. In practice, several districts have sought waivers from the State Board of Education to exceed these debt ceilings. Data from recent years indicate these waivers are routinely granted. In addition, districts that issue bonds under the provisions of Proposition 39 cannot levy

tax rates to repay those bonds that exceed \$60 for unified school districts and \$30 for elementary and high school districts per \$100,000 as assessed value per election. These property tax limits can restrict the amount of debt districts can issue for school facilities, even if they are under their debt ceiling.

### **PROPOSITION 39**

The California Clean Energy Jobs Act was created with approval of Proposition 39 in the November 6, 2012 statewide general election. The statute changed the corporate income tax code and allocates projected revenue to the General Fund and the Clean Energy Job Creation Fund (Job creation fund) for five (5) fiscal years, beginning with fiscal year 2013-14. Under the initiative, up to \$550 million annually is available to be appropriated by the Legislature for eligible projects to improve energy efficiency and expand clean energy generation. Senate Bill 73 added additional provisions to implement Proposition 39 and contained an initial appropriation for the 2013-2014 fiscal year. As subsequent yearly allocations to qualifying local educational agencies (LEA's) has been diminishing from initial distribution, and the initial five year funding program set to expire in the 2017-2018 fiscal year, it would be a viable funding source for the District's LRFMP future projects, unless the program is extended through a future voter approval proposition.

### **COMMUNITY FACILITIES DISTRICT**

A Community Facilities District (CFD), also known as a Mello Roos District, raises money through voter approved special taxes assessed on property owners in the CFD. The tax must be approved by at least 2/3 of the voters. The bonds are issued in "lump sum" amounts. Residents in the CFD boundary make annual special tax payments to pay the principal and interest on the

bonds. A school district's general fund is not required to finance any funding shortfall on bond debt service payments.

While general obligation bonds can only fund real property, Mello Roos bonds can also be used for the purchase or improvement to any non-real property (property with a useful life of five years or longer), or to provide services such as maintenance and library services.

### **CERTIFICATES OF PARTICIPATION**

Issuance of Certificates of Participation (COP's) can be used to fund virtually all facilities related needs. This financing option provides relatively unrestricted expenditure of proceeds on facilities and does not require a voter election. Debt service payments for this type of financing mechanism must be secured through a school district's general fund.

This mechanism is essentially a loan. Because school districts are tax-exempt, this method has advantages over regular private loans. The COP will have a payment schedule with annual or semi-annual payments. The District does have an outstanding 1998 COP's issuance that it is in the process of paying off.

### **SCHOOL DEVELOPMENT FEES**

Future residential development has the potential to have a significant environmental effect on school services. For the purpose of mitigating the impact of residential development on a school district's ability to provide the normal functioning of educational programs, a school development fee may be required pursuant to the provisions of the District.

A determination that an attendance area located in a school district is overcrowded may be made by the governing board of the school district pursuant to California Government Code section 65971.

Government Code section 65995 and California Education Code section 17620 allows school districts to levy fees on residential or commercial/ industrial construction projects within a school district's boundaries. The State Allocation Board (SAB) sets the per-square-foot Level 1 school impact fees (a.k.a. "developer fees") every two years at its January meeting in even number years (i.e. 2010, 2012). Alternative School Fees (a.k.a. Level II or Level III fees) may also be collected by districts meeting certain requirements.

### **SAFE ROUTES TO SCHOOL PROGRAMS**

Many school districts have partnered with their local municipality/city to obtain grants under the Department of Transportation's Safe Routes to School Program, to obtain funding aimed at increasing the number of students who walk or bicycle to school daily. This program typically funds street improvement, sidewalk and other public right-of-way improvements intended to facilitate a safer and more improved route to the school facility from the surrounding area.

On September 26, 2013, the program was modified by legislation signed by the governor and became the Active Transportation Program (ATP), a single program that combines the Safe Routes to School program with other transportation programs.

### **DRINKING WATER FOR SCHOOLS GRANT PROGRAM**

The Drinking Water For Schools Grant Program will provide \$9.5 million in funding to improve access to, and the quality of, drinking water in public schools pursuant to Senate Bill 828.

This program will support new or replacement water bottle filling stations or drinking water fountains, new point-of-entry or point-of-use water treatment devices, and the replacement or repair of drinking water and plumbing fixtures to address lead contamination. The new program also covers the purchase of bottled or hauled water as an interim solution while a permanent fix to a drinking water issue is being implemented. The funding will be awarded on a continuous basis until it runs out or until June 30, 2019, whichever comes first.

### **OTHER FUNDING SOURCES**

Local utility purveyors including electrical service providers and water districts offer incentive programs, which encourage the use of high efficiency lighting fixtures, heating and air conditioning systems, low-flow plumbing fixtures, and drought-tolerant landscaping design, to name a few. These programs generally offer financial grants applicable to these types of energy sustainability facility improvements. Additionally, there are a variety of specialty grant programs that fund the use of recycled content materials for synthetic sports fields or projects that promote innovative eco-friendly solutions.

All of these financial funding mechanisms should be explored by the District as a part of the overall Implementation strategy of the LRFMP, working collaboratively with professionals well versed in the financing of public projects.

# PROJECT IMPLEMENTATION AND COST

## RECOMMENDATIONS

Once the project funding mechanisms and project prioritizations are determined, and after the development of a phasing plan to accompany this document, the 2018 LRFMP should be adopted by the Governing Board as the planning tool for implementation. In addition, the Governing Board should consider the allocation criteria of any new funding to campuses and District facilities.

## COST SUMMARY

This study has been compiled and quantified in 2018 dollars and totals over **\$172,245,088** million in the following categories:

Site Work:	\$17,788,855
New Construction:	\$95,457,576
Reconfiguration:	\$5,889,438
Minor Modernization:	\$8,739,000
Major Modernization:	\$44,370,219

The 2018 LRFMP does not consider facility needs associated with antiquated District Support Facilities (Maintenance Yard, Transportation, Network Operations, and also Instructional Resources). This cost summary does include escalation, Program Management, Overhead (including legal fees), Agency & Inspection fees, and other program level expenses, due to the unknown duration of this Implementation Program. These “soft costs” are typically budgeted as being 25% to 30% of the total project cost (construction costs x1.25).

SITE	TOTAL EST. PROJECT COST	
<b>Elementary Schools</b>		
Condor Elementary School	\$	9,004,963
Friendly Hills Elementary School	\$	2,323,809
Joshua Tree Elementary School	\$	641,875
Landers Elementary School	\$	2,323,809
Morongo Valley Elementary School	\$	4,728,950
Oasis Elementary School	\$	5,743,994
Onaga Elementary School	\$	9,599,731
Palm Vista Elementary School	\$	6,299,238
Twentynine Palms Elementary School	\$	4,700,300
Yucca Mesa Elementary School	\$	3,552,906
Yucca Valley Elementary School	\$	7,142,381
<hr/>		
<b>2018 \$ Elementary School Total</b>	<b>\$</b>	<b>56,061,955</b>
<b>Middle Schools</b>		
La Contenta Middle School	\$	13,593,656
Twentynine Palms Junior High School	\$	12,493,519
<hr/>		
<b>2018 \$ Middle School Total</b>	<b>\$</b>	<b>26,087,175</b>
<b>High Schools</b>		
Twentynine Palms High School	\$	42,150,603
Black Rock High School	\$	1,339,994
Yucca Valley High School	\$	40,767,361
<hr/>		
<b>2018 \$ High School Total</b>	<b>\$</b>	<b>84,257,958</b>
District Office	\$	5,838,000
<hr/>		
<b>2018 \$ District Wide Total</b>	<b>\$</b>	<b>172,245,088</b>

# 4 SITE MASTER PLANS

## EDUCATIONAL SPECIFICATIONS

---

### DISTRICT-WIDE PARITY:

As with any school district, as a District grows over the years and new schools are constructed, the newer schools tend to be upgraded with the latest technology and standards that are applicable at the time. When older schools are modernized, these new standards can then be applied to the older schools to achieve a certain level of parity across the school District. However, based on site limitations, enrollment, available funds,

etc., parity between schools eventually becomes more difficult to achieve. When a facility master plan is undertaken, the opportunity arises to review every site and try to recreate a level of parity across the schools sites again so as to give every student similar educational opportunities no matter which school they attend. This level of parity focuses on each school at the elementary, middle, and high school levels.

# EDUCATIONAL SPECIFICATIONS

## WHAT EDUCATIONAL SPECIFICATIONS ARE:

Educational specifications are interrelated statements that communicate (or specify) to the architect, the public, and other interested parties what educators believe is required of a proposed educational facility to support a specific educational program.

Educational specifications serve as the link between the educational program and the school facilities. They translate the physical requirements of the educational program into words and enable the architect to visualize the educational activity to be conducted so that the architectural concepts and solutions support the stated educational program.

From this definition two aspects of educational specifications emerge:

- (1) Instructional matters, often referred to as the educational program: and
- (2) The physical requirements of instruction, often referred to as the building/architectural program.

## EDUCATIONAL PROGRAM

An educational program describes the curricula, learning support programs, activities, and persons to be served; defines educational requirements; and represents local community consensus on educational priorities. It should be prepared by educators and should not permanently suggest architectural solutions.

## BUILDING/ARCHITECTURAL PROGRAM

The building/architectural program deals with the number of students to be housed and numbers and kinds of spaces required and describes areas, spatial relationships, materials, and special features (e.g., use of technology in the classroom) needed to serve the requirements of the educational program. The architect may lead in the development of the building program but needs guidance from educators interpreting requirements and determining priorities.

## WHAT EDUCATIONAL SPECIFICATIONS ARE NOT:

Educational specifications are sometimes confused with construction specifications and are often confused with a facilities master plan.

## CONSTRUCTION SPECIFICATIONS

Construction specifications are documents developed by the architect as part of the contract documents (contract, drawings, construction, specifications and change orders) to delineate the construction materials, methods, and systems necessary to complete the project. Educational specifications are not a part of the construction specifications except as specially included in the contract documents because of the project delivery method selected.

# EDUCATIONAL SPECIFICATIONS

## FACILITIES MASTER PLAN

A facilities master plan is a compilation of information, policies and statistical data about a school district. The plan is organized to provide a continuing basis for planning educational facilities that will meet the changing needs of as community and offer alternatives in allocating Educational specifications are a part of the total planning process, a natural outgrowth of a comprehensive facilities master plan. The cost of implementing the educational specifications is folded into the capital improvement plan. Educational specifications rely on many of the elements of the facilities master plan but pertain to specific building project or group of projects. A facilities master plan pertains to district wide objectives over a longer period of time.

For the development of this LRFMP, no site-specific Educational specifications were prepared, rather guidelines for the preparation of future project-specific Educational specifications were finished that gave a District-wide description of the Educational program that Morongo Unified School District is currently developing. These guidelines generally include:

- Guidelines for educational specifications
- Grade-level organization
- Staffing and time patterns
- District plans to use technology in teaching and designing facilities
- Criteria for site design
- Enrollment-size policy
- Class-size policy, including impact of class-size reduction
- Attendance are designations
- Special programs, such as Healthy Start before school and after-school programs
- Support services

*Source: California Department of Education – Educational Specifications: Linking Design of School Facilities to Educational Program (1997)*

# DESIGN CONSIDERATIONS

The following list provides areas of focus at each major school level in order to achieve this parity:

## AREAS OF FOCUS:

Safety/ Security/ Transportation	All Schools
Title 5, California Code of Regulations	All Schools
Teaching Spaces	All Schools
Administration/ Counseling	All Schools
Parent Centers	All Schools
Libraries/ Media Centers	All Schools
Athletic Facilities/ Physical Education	All Schools
Food Service	All Schools
Restroom Facilities	All Schools
Kindergarten Classrooms/ Playground	Elementary Schools
Multi-Purpose Rooms	Elementary Schools
Flex Labs/ Innovation Labs	Elementary and Middle Schools
Science Classrooms and Laboratories	Middle and High Schools
Performing Arts/ Fine Arts	Middle and High Schools
Innovation and Technology Centers/ Career Technical Education	High Schools

### **SAFETY/SECURITY/TRANSPORTATION:**

Schools need to provide a safe and secure environment while maintaining one that is non-institutionalized for students, staff and community residents that use the facility. Parking, traffic and circulation at the school sites were addressed in each of the site plans so that student safety is maintained. In some cases parking lots were reconfigured to address Title 5 requirements such as to separating bus traffic from vehicular traffic and preventing vehicular traffic from backing into designated drop off areas. At the elementary and middle school level, parking lots were reconfigured to allow for adequate parking for teachers, staff, and visitors. At the high school level, parking lots were also evaluated to ensure that safe access for buses and parent drop off and pick up was provided in addition to making sure that adequate student, teacher, and visitor parking was also provided.

Additionally, existing fencing and gates were scrutinized to make sure that they were providing the amount of security that is necessary for a safe school. When deficiencies were observed, recommendations were made to resolve the issues so as to make the environment the safest one possible for students and staff alike.

### **TITLE 5, CALIFORNIA CODE OF REGULATIONS:**

Whenever major improvements are put into place at a school site, every attempt should be made to make certain that the school meets the basic requirements of the Title 5, California Code of Regulations. These regulations are specific to school facility construction and address everything from safe parking lot requirements, to standard classroom sizes, to kindergarten

classroom sizes to name a few. Auxiliary spaces such as libraries, multi-purpose rooms, and administrative offices are also addressed. As each school site was evaluated, every effort was made to meet the Title 5 requirements set forth by the state of California for basic school facilities construction.

### **TEACHING SPACES:**

To obtain a basis of design in developing the site master plans, one of the critical elements to focus on is whether or not the existing school sites can accommodate the current and projected enrollment and its effect on the number of classrooms. Additionally, based on the District's direction, a major goal of this master plan was to remove all relocatable classrooms, when present, at each school site, and replace them with permanent construction. In order to properly account for the number of classrooms required at each site, the particular classroom loading standards provided by the District were adhered to.

These classroom-District loading standards are as follows:

Kindergarten	24 Students
Grades 1-3	24 Students
Grades 4-6	30 Students
Grades 7-8	30 Students
Grades 9-12	32 Students
Special Ed Severe	9 Students
Special Ed Non-Severe	13 Students

### **ADMINISTRATION/ COUNSELING:**

Applicable Title 5 standards dictate certain minimum requirements for the Administrative offices at each school site. Title 5 states that “the administrative office shall have sufficient square footage to accommodate the number of staff for the maximum enrollment.” Conversations with the District laid out general enrollment targets to achieve for most of its school sites. When evaluating each school and its administrative offices, conversations with school site Principals were vital in determining necessary staffing for the enrollment numbers and existing administrative offices were deemed sufficient to accommodate the needs at each site. In certain cases, where the existing administration was poorly situated on the site, a new or reconfigured administration building was proposed that provided centralized access, up front visibility for students and visitors, and proper control and supervision for safety and security.

### **PARENT CENTERS:**

As part of typical school site staff, a Parent Liaison is available on each site to help parents with a multitude of needs, some of which include student registration, gathering school information, and providing access to resources such as computers and the internet that some parents may not have access to at home. To better serve these needs, each school site strives to provide a parent center as a home base for these much needed resources. However, due to limitations at some of the school sites, providing a readily accessible space sometimes represents a challenge. At some school sites the current parent center is located away from the Administration building in a classroom, which thus creates access and security challenges when parents are being allowed to roam freely around campus. As each site master plan was developed, every

attempt was made to allow for expansion of the Administration building to locate the parent center within the office, close to school administration staff. Each parent center should ultimately provide an office space for the Parent Liaison, a conference space, a limited number of computers, and access for parents requesting information about the school or their student that is attending the school. In general, space dedicated for a parent center was roughly equivalent to a classroom size.

### **LIBRARIES/ MEDIA CENTERS:**

Title 5 requirements state that the library space shall be “proportional to the maximum planned school enrollment.” At the elementary school level, when the school is around 400-450 students, a library roughly the size of a standard 960 square foot classroom is sufficient. However, as student population increases, it is suggested to provide enough space for roughly 2 classrooms of students to use the library at the same time. For middle and high schools, the requirements allow for a larger library for up to 3-4 class sizes that should also accommodate space for technology, media equipment, and computer terminals for student use. When visiting each school site, each library was evaluated along these lines. When a library/ media center was found to be deficient in any of these areas, it was recommended for expansion, modernization, or reconfiguration to bring it up to a level of standard that would greatly improve the educational environment at the school site.

### **ATHLETIC FACILITIES/ PHYSICAL EDUCATION:**

In general, all of the school sites included in this LRFMP have taken full advantage of their useable site acreage. Any additional site space that was not needed for permanent construction has been utilized for hard courts, playfields and athletic facilities to accommodate each school's physical education and athletic programs. Other areas of concern included gymnasiums and locker facilities at the Middle and High School levels. Keeping in line with wanting to provide parity across the District, every attempt was made to provide similar site work and athletic facilities at the Middle and High School level. For Twentynine Palms High School and Yucca Valley High School, athletic facilities were investigated to determine if there were any outstanding deficiencies that, if resolved, could impact the athletics programs for the better. In some cases, new, larger gymnasiums were recommended that provided larger court space, wrestling rooms, weight rooms, and p.e. classrooms. Additionally, team rooms were provided at stadiums or the gymnasiums if the need presented itself. Aquatics were added at both High Schools, and more site work and stadium work was suggested at Twentynine Palms High School.

### **NUTRITIONAL SERVICE:**

In order to accommodate enrollment at each of the school sites, an updated kitchen program must be implemented to insure that Nutritional Services can provide a nutritious meal program that will serve as many students as possible wishing to participate in the breakfast and lunch programs. The kitchens at each of the school sites included in this assessment have been evaluated and determined to be sufficient for the enrollment. Basic standardizations at elementary, middle and high schools are determined to adequately handle a

minimum kitchen size of 1,100 s.f. at the elementary school level, and a minimum kitchen size of 5,500 s.f. at the high school level.

### **RESTROOM FACILITIES:**

Most of the restroom facilities throughout the District school sites are in good to fair condition. Some of the restrooms at the older school sites have been slated for modernization in the master plan. However, in general, the restrooms have a mixture of compliant ADA toilets, non-compliant ADA toilets, regular toilets, non ADA urinals, and regular lavatories. There have been some upgrades over the years to more current standards in isolated cases due to modernization and maintenance. The State Architect requires that whenever modernization or new construction takes place at an existing school site, that at least 1 set of restrooms be brought up to meet current accessibility standards. In every site master plan, at least 1 new set, or a modernized set of restrooms has been proposed in order to meet this requirement.

### **KINDERGARTEN CLASSROOMS/ PLAYGROUND:**

When reviewing the kindergarten component of each elementary school, the primary concerns were to address the number of classrooms, the amount of space provided in each classroom, and the amount of playground space provided. Title 5 requirements state that a kindergarten classroom should be "not less than 1,350 square feet." Furthermore, kindergarten enrollment guides the number of classrooms required. This number is generally proportional to the total student enrollment at each site. Classroom sizes were evaluated and expanded if necessary. In many cases, kindergarten classrooms were

being housed within relocatable classrooms. To thus ensure adequate parity across the elementary schools and to provide code compliance, when available permanent kindergarten classroom buildings were recommended to provide the adequate space and resources required by the state. Additionally, based on the expansion of the number of kindergarten classrooms, playgrounds were expanded as necessary, allowing for adequate outdoor play space, restrooms, and shade.

### **FLEX LABS/ INNOVATION LABS:**

When speaking with each school Principal, it became evident that a varying degree of educational enhancements were offered throughout the District. Some elementary schools were focusing on providing enhanced learning for their students as an addition to the educational curriculum, while others were focused on providing a STEM Lab (Science Technology Engineering Math) for their students. Furthermore, other school sites were more focused on music as a curriculum enhancement. With this in mind, a major challenge for the school sites was finding a dedicated space for these programs. Some are taking place in standard classrooms and others in relocatable classrooms, which are not providing the required space or utility connections for specialized equipment that may be needed. In order to resolve this situation, each elementary school site master plan was provided with a designated flexible space that can be used to accommodate a particular program that each elementary school would like to provide for their students. Each flexible space, at a minimum, is roughly the size of 1,300 s.f., or up to 2 standard classroom sizes put together, including storage. Additionally, each lab should provide proper utility connections so that special equipment can be utilized within the space however each school site desires.

At the middle school level, Innovation Labs take the place of these flexible spaces, but in general, serve the same function, with the only difference being that curriculum will be focused more on advanced forms of maker spaces, robotics, or STEM program, with a higher tech focus, and typically in a space the is 2-3 classroom sizes at a minimum.

### **SCIENCE CLASSROOMS AND LABORATORIES:**

Title 5 requirements state that science labs should be sized to be “at least 1,300 square feet including storage and teacher preparation area.” When evaluating the existing science facilities at the middle and high schools, these requirements were generally being met, but in some cases, modernizations of the spaces were necessary as the spaces have become dated and some of the equipment was not up to current standards. Additionally, at a few school sites, some science classrooms and labs were being held in standard classrooms and did not meet the requirements set forth in Title 5. In those rare cases, new science facilities are recommended to meet the basic science requirements of the school.

### **MULTI-PURPOSE ROOMS:**

According to Title 5 requirements, the “Multi-Purpose area shall be adequately sized and flexibly designed to protect students from the elements... and to accommodate such uses as physical education activities, assemblies, and extracurricular activities.” Seeing as that this statement is very general in nature, a good rule of thumb for sizing Multi-Purpose Rooms is that they should be roughly large enough to provide enough space for half of the student population at an elementary school. This rule of thumb is then combined with the requirements for assembly spaces found in the California Building Code. Assembly space loading

provides for roughly 7 square feet of space per person. Every Multi-Purpose Room at the elementary school level was evaluated using this method. Middle and High Schools generally use their gymnasiums for Multi-Purpose activities and these facilities are already adequately sized to meet or exceed these requirements.

### **PERFORMING ARTS/ FINE ARTS:**

When speaking with District staff and school site Principals, fine arts and performing arts were emphasized as being important to the overall development of the students attending District schools. At the elementary school level, some schools placed emphasis on general art classes or music, the middle school level placed emphasis on more advanced levels of fine arts and music/ band, while the high school levels added into the equation, drama, choir, and marching band. Each level of fine and performing art dictates a certain standard of facilities that are required to accommodate the needs generated by these programs. Art classrooms or music rooms were evaluated and modernized at the elementary and middle school levels. While at the high school level, specialized performing art centers were evaluated to determine if the current performing arts theaters could accommodate the level of performance demanded by instructors. In most cases these spaces were sufficient, but upgrades and modernization of these spaces was suggested on a school by school base.

### **INNOVATION AND TECHNOLOGY CENTERS/ CAREER TECHNICAL EDUCATION:**

At the high school level, Career Technical Education is a major component to the exploration and development of additional work-based skills separate

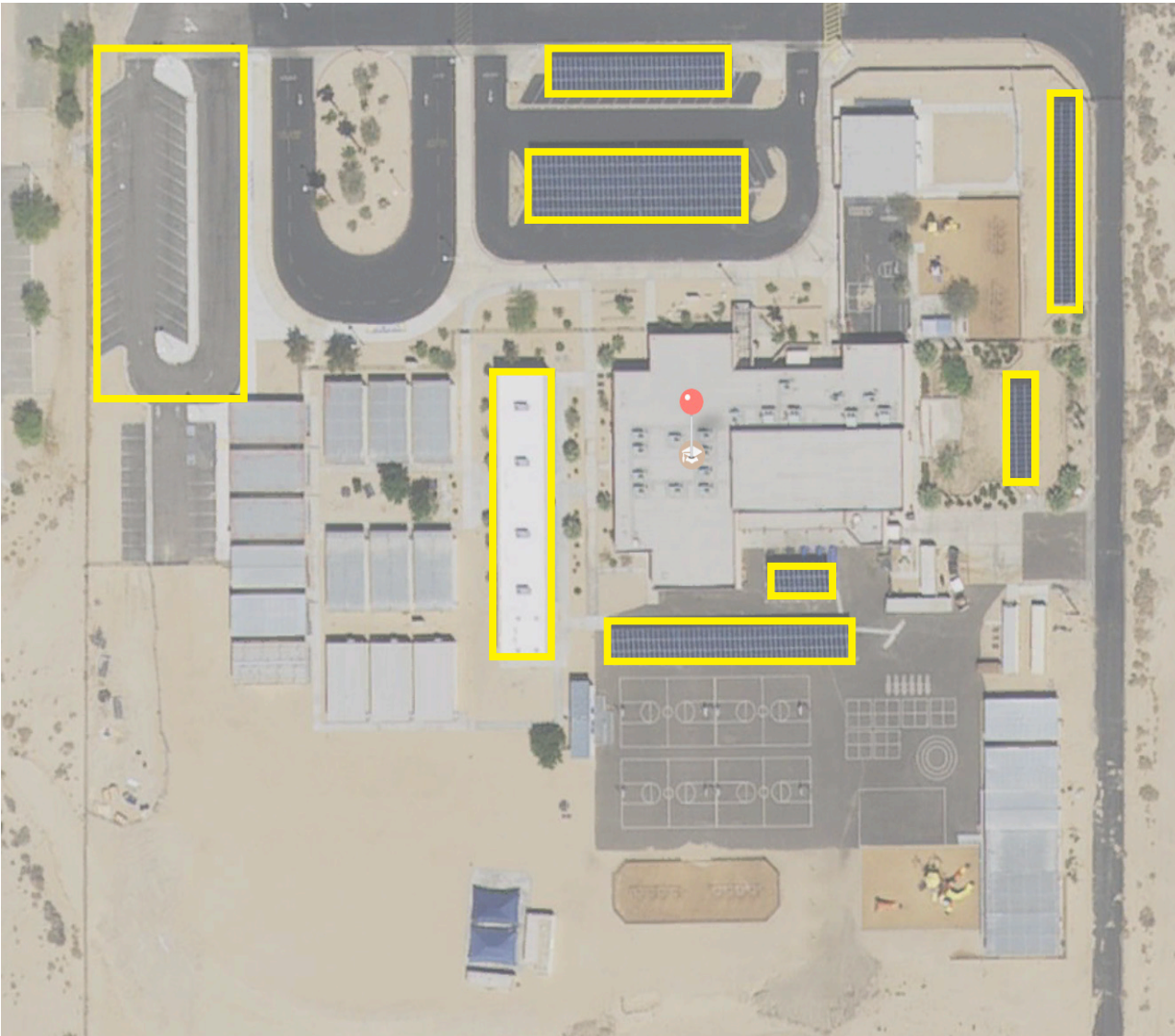
from the typical educational curriculum. As part of the requirements of the CTE component, it is necessary that the high school facilities that are available compliment the programs that are provided. In most cases, the District's High Schools have sufficient space to offer the CTE programs they are focused on, but at the same time they are beginning to look towards the future. Current trends in CTE programs are shifting to more of a focus on higher tech fields, thereby creating demand for flexible spaces that can accommodate a variety of activities. At Twentynine Palms and Yucca Valley High School the CTE spaces have been provided to accommodate the current programs, however it would be beneficial for the District to allow for some expansion for additional programs.

# Condor Elementary School



Welcome To  
*Condor  
Elementary*  
Twentynine Palms, California

## Condor Elementary School | Existing Site Aerial



**ADDRESS:**  
2551 Condor Road,  
Twentynine Palms, CA  
92277

**AGE:**  
27 Years

**2016/17 ENROLLMENT:**  
552

**GRADE LEVELS SERVED:**  
K-6

**LRFMP CAPACITY:**  
974

**SITE SIZE:**  
10 Acres

**PERMANENT  
CLASSROOMS:**  
13

**YEAR CONSTRUCTED:**  
1990

**RELOCATABLE  
CLASSROOMS:**  
23

**DATE LAST MODIFIED:**  
2009

**TOTAL CLASSROOMS:**  
36

### Previous Completed Work:

- Solar Panels
- Parking lot expansion
- Building B - 4 New Classrooms and Restrooms

# Condor Elementary School | Site Master Plan

## LEGEND

- safety / security
- site-work
- new construction
- remove existing
- reconfiguration
- major modernization
- minor modernization

## PROJECT GOALS

### Site Work

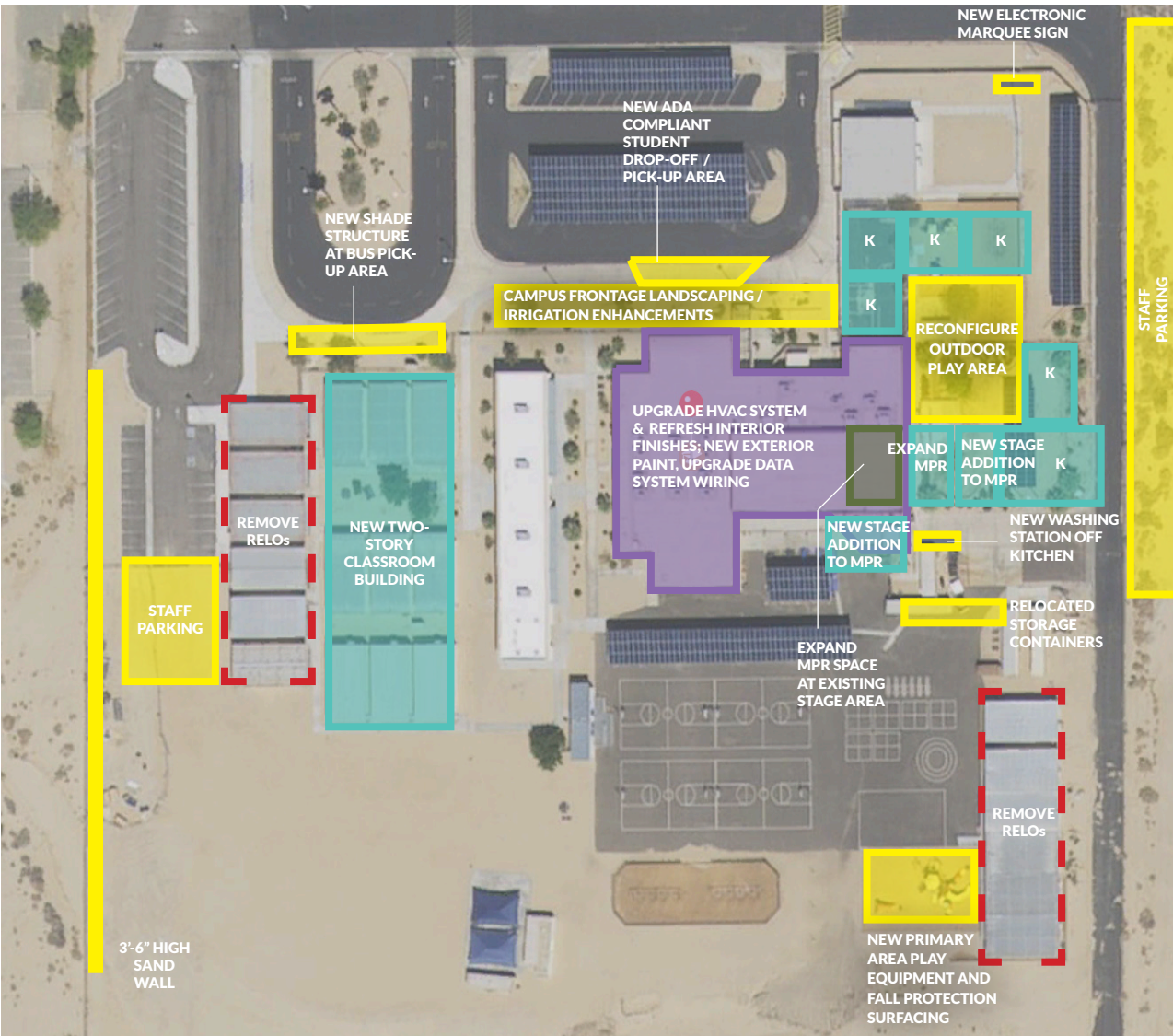
- New outdoor learning space with seating & landscaping
- New raised garden area
- New sand wall
- New shade structure at bus pick-up area
- New ADA compliant student drop-off / pick-up area
- New kindergarten play apparatus and fall protection surfacing
- New shade structure
- New electronic marquee sign
- New staff parking / loading area
- New can-washing station off kitchen
- Relocated storage containers
- New primary area play apparatus and fall protection surfacing
- New shade structure for lunchtime use

### New Construction

- Create permanent stage withing MPR

### Existing Buildings

- New storage addition to MPR
- Upgrade HVAC and Data systems
- Refresh interior finishes
- New exterior paint



# Condor Elementary School

2018 Long Range Facilities Master Plan



Item	Quantity	UM	Unit Cost	Est. Const. Cost
<b>Site Work</b>				
New play equipment for Kindergarten and Primary Grades (with shade features)	1	LS	\$ 150,000	\$ 150,000
New 3"-6" High Sand Wall	1,100	SF	\$ 100	\$ 110,000
Added Staff Parking Lot (Cost per Stall)	16	EA	\$ 2,400	\$ 38,400
Remove 12 existing relocatable classrooms from site	12	EA	\$ 2,000	\$ 24,000
Landscaping / Irrigation enhancements at Campus Frontage	4,500	SF	\$ 10	\$ 45,000
Reconfigure Outdoor Kindergarten Play Area	4,000	SF	\$ 15	\$ 60,000
<b>New Construction</b>				
New Kindergarten Classrooms	5,400	SF	\$ 290	\$ 1,566,000
New Two-Story Classroom Building	13,874	SF	\$ 350	\$ 4,855,900
<b>Minor Modernization</b>				
Expand Multi-Purpose Room with New Stage Expansion	1,223	SF	\$ 290	\$ 354,670
Subtotal 2018 \$			\$	7,203,970
Total 2018 \$ Soft Cost (25%)			\$	1,800,993
Total Project Costs (2018)			\$	9,004,963

# Friendly Hills Elementary School



Friendly Hills Elementary School

## Friendly Hills Elementary School | Existing Site Aerial



**ADDRESS:**  
7252 Sunny Vista Road,  
Joshua Tree, CA 92252

**GRADE LEVELS SERVED:**  
K-6

**SITE SIZE:**  
10 Acres

**YEAR CONSTRUCTED:**  
1988

**DATE LAST MODIFIED:**  
N/A

**AGE:**  
30 Years

**2016/17 ENROLLMENT:**  
407

**LRFMP CAPACITY:**  
623

**PERMANENT  
CLASSROOMS:**  
7

**RELOCATABLE  
CLASSROOMS:**  
17

**TOTAL CLASSROOMS:**  
24

### Previous Completed Work:

- Solar Panels

# Friendly Hills Elementary School | Site Master Plan

## KEY

- safety / security
- █ site-work
- █ new construction
- █ remove existing
- █ reconfiguration
- █ major modernization
- █ minor modernization

## PROJECT GOALS

### Site Work

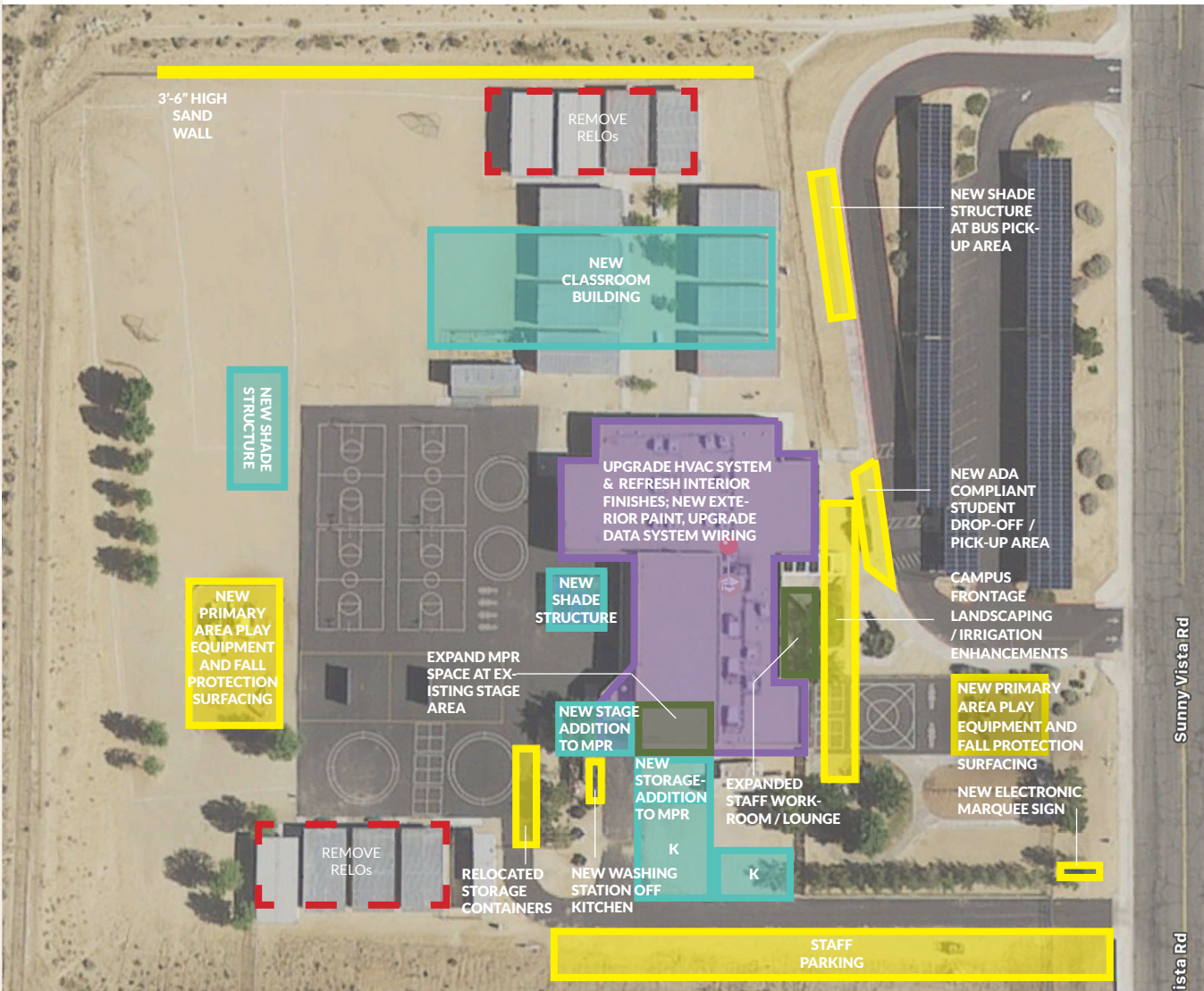
- New outdoor learning space with seating & landscaping
- New raised garden area
- New sand wall
- New shade structure at bus pick-up area
- New ADA compliant student drop-off / pick-up area
- New kindergarten play apparatus and fall protection surfacing
- New shade structure
- New electronic marquee sign
- New staff parking / loading area
- New can-washing station off kitchen
- Relocated storage containers
- New primary area play apparatus and fall protection surfacing
- New shade structure for lunchtime use
- Campus frontage landscaping / irrigation enhancements

### New Construction

- Create permanent stage withing MPR

### Existing Buildings

- New storage addition to MPR
- Upgrade HVAC and Data systems
- Refresh interior finishes
- New exterior paint
- Provide build-out of special needs restroom / changing room
- Expanded staff workroom / lounge



# Friendly Hills Elementary School

2018 Long Range Facilities Master Plan



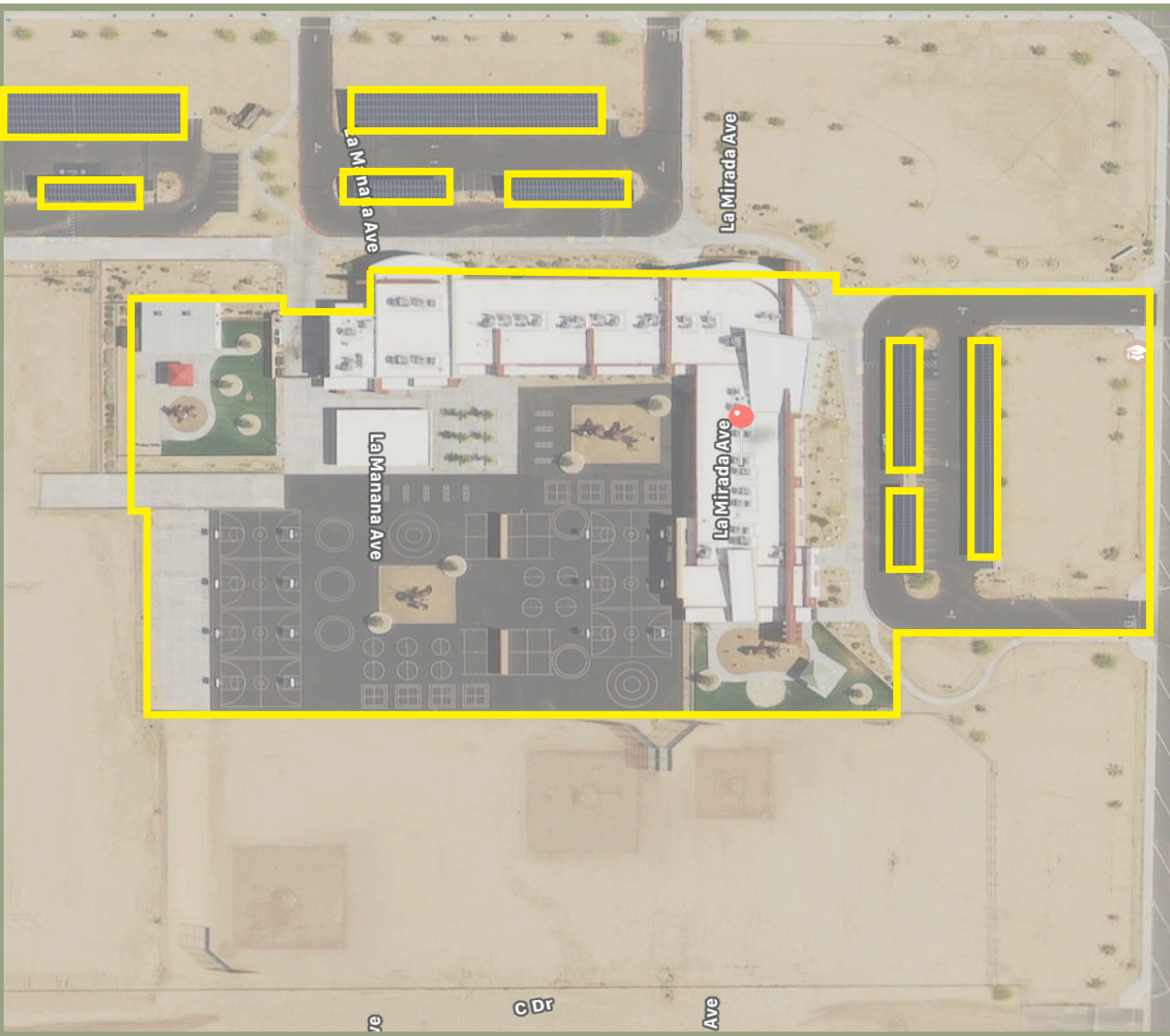
Item	Quantity	UM	Unit Cost	Est. Const. Cost
<b>Site Work</b>				
New outdoor learning space with seating & landscaping	3,213	SF	\$ 15	\$ 48,195
New raised garden area	1,461	SF	\$ 7	\$ 10,227
New Shade Structure at bus pick-up area (10' x 70')	1	LS	\$ 25,000	\$ 25,000
New ADA compliant student drop-off / pick-up area	631	SF	\$ 10	\$ 6,310
New Kindergarten play apparatus and fall protection surfacing (w/ shade feature)	1	LS	\$ 60,000	\$ 60,000
New Shade Structure (25' x 40')	1	LS	\$ 40,000	\$ 40,000
New electronic Marquee Sign	1	LS	\$ 30,000	\$ 30,000
New staff parking / loading area	3,585	SF	\$ 15	\$ 53,775
New can-washing station off kitchen	1	LS	\$ 15,000	\$ 15,000
Relocated storage containers	1	LS	\$ 1,500	\$ 1,500
New primary area play apparatus and fall protection surfacing (w/ shade feature)	1	LS	\$ 90,000	\$ 90,000
New Shade Structure for lunchtime use (30' x 50')	1	LS	\$ 65,000	\$ 65,000
<b>New Construction</b>				
Create permanent stage within MPR	772	SF	\$ 225	\$ 173,700
New storage addition to MPR	806	SF	\$ 290	\$ 233,740
<b>Minor Modernization</b>				
Upgrade HVAC and Data Systems	1	LS	\$ 350,000	\$ 350,000
Refresh Interior Finishes	19,720	SF	\$ 30	\$ 591,600
New Exterior Paint / Patch plaster	1	LS	\$ 35,000	\$ 35,000
Provide build-out of Special Needs Restroom / Changing Room	1	LS	\$ 30,000	\$ 30,000
Subtotal 2018 \$			\$	\$ 1,859,047
Total 2018 \$ Soft Cost (25%)			\$	\$ 464,762
Total Project Costs (2018)			\$	\$ 2,323,809

# Joshua Tree Elementary School



**Joshua Tree Elementary School**  
Where the Owl Sings

## Joshua Tree Elementary School | Existing Site Aerial



**ADDRESS:**  
4950 Sunburst Avenue  
Joshua Tree, CA 92252

**GRADE LEVELS SERVED:**  
K-6

**SITE SIZE:**  
19 Acres

**YEAR CONSTRUCTED:**  
2013

**DATE LAST MODIFIED:**  
N/A

**AGE:**  
5 Years

**2016/17 ENROLLMENT:**  
374

**LRFMP CAPACITY:**  
461

**PERMANENT CLASSROOMS:**  
18

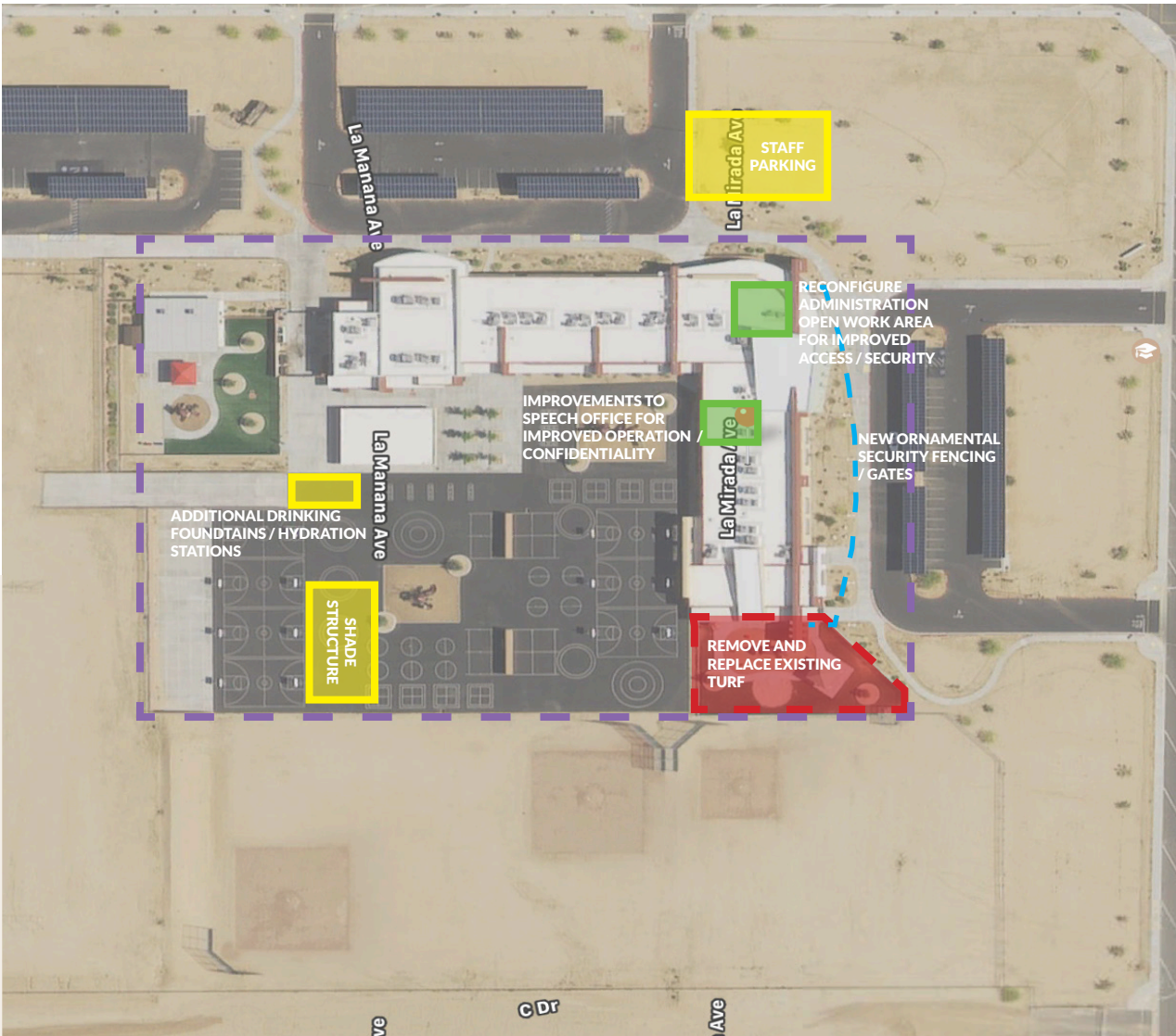
**RELOCATABLE CLASSROOMS:**  
2

**TOTAL CLASSROOMS:**  
20

### Previous Completed Work:

- Entire Site built with previous bond funding

# Joshua Tree Elementary School | Site Master Plan



## KEY

- |                      |                       |
|----------------------|-----------------------|
| -- safety / security | ■ reconfiguration     |
| ■ site-work          | ■ major modernization |
| ■ new construction   | ■ minor modernization |
| ■ remove existing    |                       |

## PROJECT GOALS

### Site Work

- Added staff / event parking
- New ornamental security fencing / gates
- Additional drinking fountains / hydration stations (3)
- New shade structure at hardcourt area
- Remove and replace existing synthetic turf at kindergarten play area

### New Construction

- N/A

### Existing Buildings

- Minor modernization to add data outlets, tackable wall panels and window tinting
- Provide build-out of special needs restroom / changing room

# Joshua Tree Elementary School

2018 Long Range Facilities Master Plan



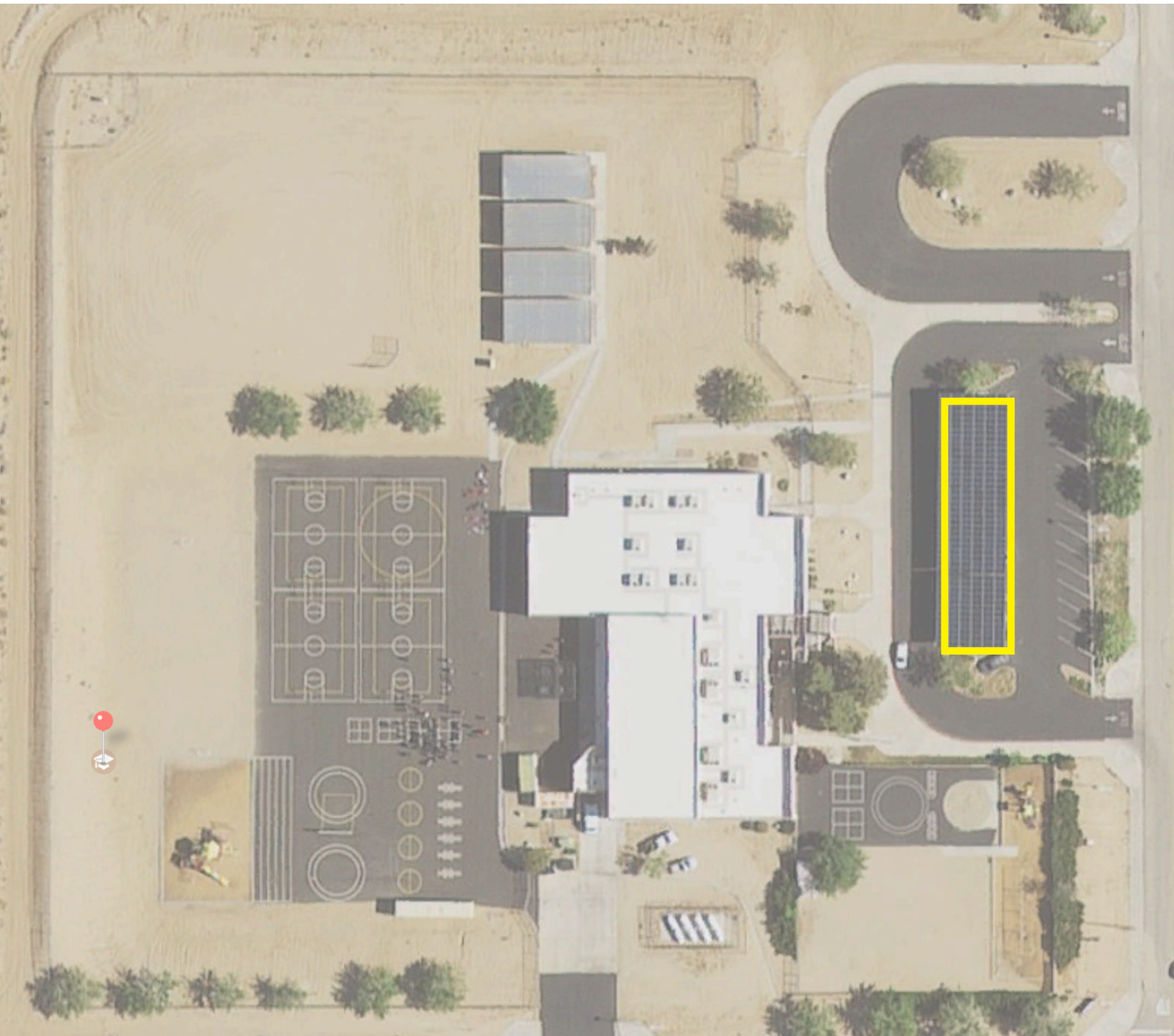
Item	Quantity	UM	Unit Cost	Est. Const. Cost
<b>Site Work</b>				
Added staff parking (cost per stall)	40	EA \$	2,400 \$	96,000
New ornamental security fencing / gates	350	LF \$	100 \$	35,000
Remove and replace existing kindergarten area synthetic turf	2,500	SF \$	15 \$	37,500
Additional drinking fountains / hydration stations	3	EA \$	10,000 \$	30,000
New shade structure at Hardcourt area (25' x 40')	1	LS \$	40,000 \$	40,000
<b>Reconfiguration</b>				
Reconfigure Administrative open work area	1	LS \$	25,000 \$	25,000
Improvements to Speech Office environment	1	LS \$	5,000 \$	5,000
<b>Minor Modernization</b>				
Add data outlets thruout Classrooms	1	LS \$	175,000 \$	175,000
Add window tinting	1	LS \$	12,500 \$	12,500
Add tackable wall panels (corridors/Library)	4,500	SF \$	5 \$	22,500
Add Display cases to Administration Area	1	LS \$	5,000 \$	5,000
Provide build-out of Special Needs Restroom / Changing Room	1	LS \$	30,000 \$	30,000
Subtotal 2018 \$			\$	513,500
Total 2018 \$ Soft Cost (25%)			\$	128,375
Total Project Costs (2018)			\$	641,875

# Landers Elementary School



**LANDERS ELEMENTARY SCHOOL**  
Success For All

## Landers Elementary School | Existing Site Aerial



**ADDRESS:**  
56450 Reche Road  
Landers, CA 92285

**GRADE LEVELS SERVED:**  
K-6

**SITE SIZE:**  
9 Acres

**YEAR CONSTRUCTED:**  
1990

**DATE LAST MODIFIED:**  
N/A

**AGE:**  
28 Years

**2016/17 ENROLLMENT:**  
166

**LRFMP CAPACITY:**  
349

**PERMANENT CLASSROOMS:**  
9

**RELOCATABLE CLASSROOMS:**  
4

**TOTAL CLASSROOMS:**  
13

### Previous Completed Work:

- Solar Panels

# Landers Elementary School | Site Master Plan

## KEY

- safety / security
- █ site-work
- █ new construction
- █ remove existing
- █ reconfiguration
- █ major modernization
- █ minor modernization

## PROJECT GOALS

### Site Work

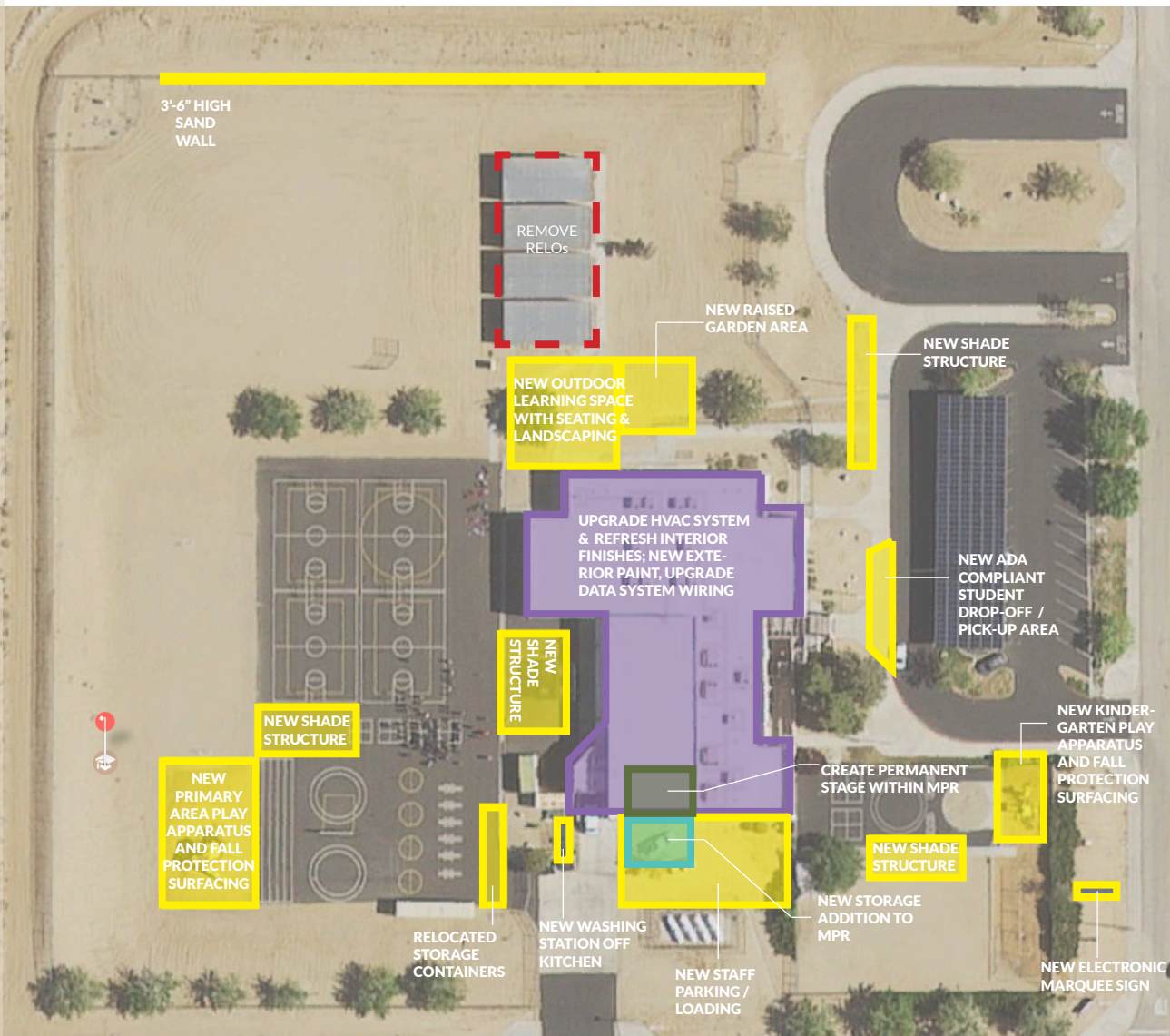
- New outdoor learning space with seating & landscaping
- New raised garden area
- New shade structure at bus pick-up area
- New ADA compliant student drop-off / pick-up area
- New kindergarten play apparatus and fall protection surfacing
- New shade structure
- New electronic marquee sign
- New staff parking / loading area
- New can-washing station off kitchen
- Relocated storage containers
- New primary area play apparatus and fall protection surfacing
- New shade structure for lunchtime use

### New Construction

- Create permanent stage withing MPR

### Existing Buildings

- New storage addition to MPR
- Upgrade HVAC and Data systems
- Refresh interior finishes
- New exterior paint
- Provide build-out of special needs restroom / changing room



# Landers Elementary School

2018 Long Range Facilities Master Plan



Item	Quantity	UM	Unit Cost	Est. Const. Cost
<b>Site Work</b>				
New outdoor learning space with seating & landscaping	3,213	SF	\$ 15	\$ 48,195
New raised garden area	1,461	SF	\$ 7	\$ 10,227
New Shade Structure at bus pick-up area (10' x 70')	1	LS	\$ 25,000	\$ 25,000
New ADA compliant student drop-off / pick-up area	631	SF	\$ 10	\$ 6,310
New Kindergarten play apparatus and fall protection surfacing (w/ shade feature)	1	LS	\$ 60,000	\$ 60,000
New Shade Structure (25' x 40')	1	LS	\$ 40,000	\$ 40,000
New electronic Marquee Sign	1	LS	\$ 30,000	\$ 30,000
New staff parking / loading area	3,585	SF	\$ 15	\$ 53,775
New can-washing station off kitchen	1	LS	\$ 15,000	\$ 15,000
Relocated storage containers	1	LS	\$ 1,500	\$ 1,500
New primary area play apparatus and fall protection surfacing (w/ shade feature)	1	LS	\$ 90,000	\$ 90,000
New Shade Structure for lunchtime use (30' x 50')	1	LS	\$ 65,000	\$ 65,000
<b>New Construction</b>				
Create permanent stage within MPR	772	SF	\$ 225	\$ 173,700
New storage addition to MPR	806	SF	\$ 290	\$ 233,740
<b>Minor Modernization</b>				
Upgrade HVAC and Data Systems	1	LS	\$ 350,000	\$ 350,000
Refresh Interior Finishes	19,720	SF	\$ 30	\$ 591,600
New Exterior Paint / Patch plaster	1	LS	\$ 35,000	\$ 35,000
Provide build-out of Special Needs Restroom / Changing Room	1	LS	\$ 30,000	\$ 30,000
Subtotal 2018 \$			\$	\$ 1,859,047
Total 2018 \$ Soft Cost (25%)			\$	\$ 464,762
Total Project Costs (2018)			\$	\$ 2,323,809

# Morongo Valley Elementary School



## Morongo Valley Elementary School | Existing Site Aerial



**ADDRESS:**  
10951 Hess Boulevard  
Morongo Valley, CA 92256

**2016/17 ENROLLMENT:**  
204

**GRADE LEVELS SERVED:**  
K-6

**LRFMP CAPACITY:**  
455

**SITE SIZE:**  
8.5 Acres

**PERMANENT CLASSROOMS:**  
14

**YEAR CONSTRUCTED:**  
1962/67/89

**RELOCATABLE CLASSROOMS:**  
3

**DATE LAST MODIFIED:**  
1989

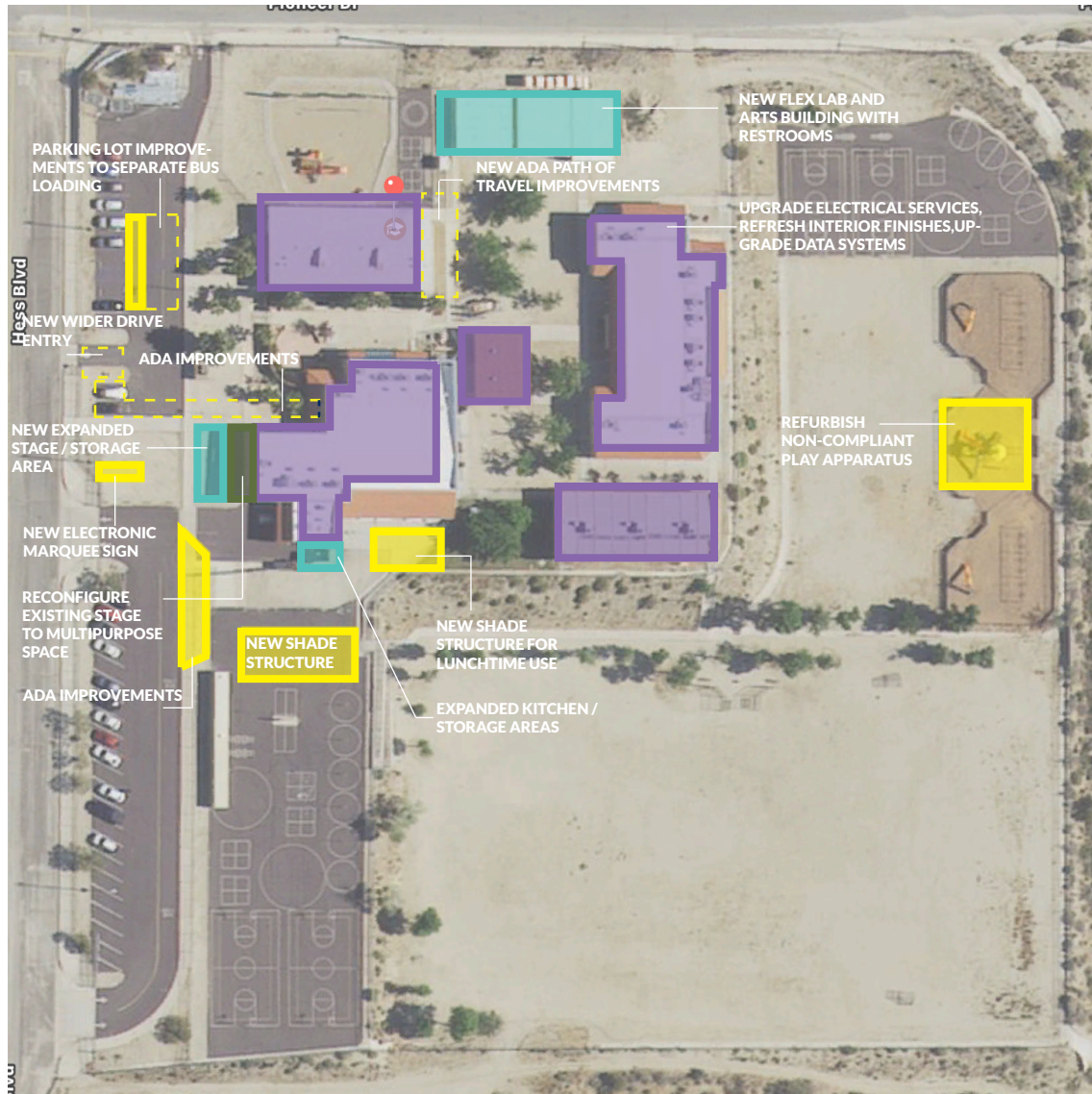
**TOTAL CLASSROOMS:**  
17

**AGE:**  
29 Years

### Previous Completed Work:

- Solar Panels (Not shown on aerial)

# Morongo Valley Elementary School | Site Master Plan



## KEY

- safety / security
- site-work
- new construction
- remove existing
- reconfiguration
- major modernization
- minor modernization

## PROJECT GOALS

### Site Work

- Parking lot improvements to separate bus loading
- New wider drive entry
- New ADA-parking and path of travel improvements
- New electronic marquee sign
- New shade structure
- New covered lunch structure
- New ADA-compliant student drop-off / pick-up area
- New ADA-path of travel improvements
- Refurbish non-compliant play apparatus

### New Construction

- New flex lab and arts building with student restrooms
- Expanded kitchen / storage areas
- New expanded stage / storage areas

### Existing Buildings

- Upgrade electrical services; refresh interior finishes, upgrade data systems, (typical for all buildings shown with minor modernization)
- Reconfigure existing stage to multipurpose space
- Provide build-out of special needs restroom / changing room

# Morongo Valley Elementary School

## 2018 Long Range Facilities Master Plan



Item	Quantity	UM	Unit Cost	Est. Const. Cost
<b>Site Work</b>				
Parking lot improvements to separate bus loading	1,034	SF \$	10 \$	10,340
New wider drive entry	1	LS \$	5,000 \$	5,000
New ADA-parking and path of travel improvements at front of campus	943	SF \$	10 \$	9,430
New electronic marquee sign	1	LS \$	30,000 \$	30,000
New shade structure (25' x 60')	1	LS \$	65,000 \$	65,000
New covered lunch structure (20' x 40')	1	LS \$	35,000 \$	35,000
New ADA-compliant student drop-off / pick-up area	689	SF \$	10 \$	6,890
New ADA-path of travel improvements / ramp transition	1	LS \$	75,000 \$	75,000
Refurbish non-compliant play apparatus	1	LS \$	10,000 \$	10,000
<b>New Construction</b>				
New Flex Lab / Arts Building with restrooms	2,500	SF \$	400 \$	1,000,000
Expanded Kitchen / Storage areas	300	SF \$	450 \$	135,000
New expanded Stage / Storage area	1,350	SF \$	400 \$	540,000
<b>Reconfiguration</b>				
Reconfigure existing stage to Multipurpose space	1,194	SF \$	175 \$	208,950
<b>Minor Modernization</b>				
Upgrade electrical services; refresh interior finishes, upgrade data systems	21,034	SF \$	75 \$	1,577,550
New Exterior Paint	1	LS \$	45,000 \$	45,000
Provide build-out of Special Needs Restroom / Changing Room	1	LS \$	30,000 \$	30,000
Subtotal 2018 \$			\$	3,783,160
Total 2018 \$ Soft Cost (25%)			\$	945,790
Total Project Costs (2018)			\$	4,728,950

# Oasis Elementary School



Oasis Elementary School  
Wild About Learning

## Oasis Elementary School | Existing Site Aerial



**ADDRESS:**  
73175 El Paseo Drive,  
Twentynine Palms, CA 92227

**GRADE LEVELS SERVED:**  
K-6

**SITE SIZE:**  
15.6 Acres

**YEAR CONSTRUCTED:**  
1957/60/84/86/87/88/90

**DATE LAST MODIFIED:**  
2015

**AGE:**  
61 Years

**2016/17 ENROLLMENT:**  
573

**LRFMP CAPACITY:**  
940

**PERMANENT  
CLASSROOMS:**  
24

**RELOCATABLE  
CLASSROOMS:**  
17

**TOTAL CLASSROOMS:**  
34

### Previous Completed Work:

- Solar Panels
- Administration building
- 8 Classroom wing with restrooms

# Oasis Elementary School | Site Master Plan

## KEY

- safety / security
- site-work
- new construction
- remove existing
- reconfiguration
- major modernization
- minor modernization

## PROJECT GOALS

### Site Work

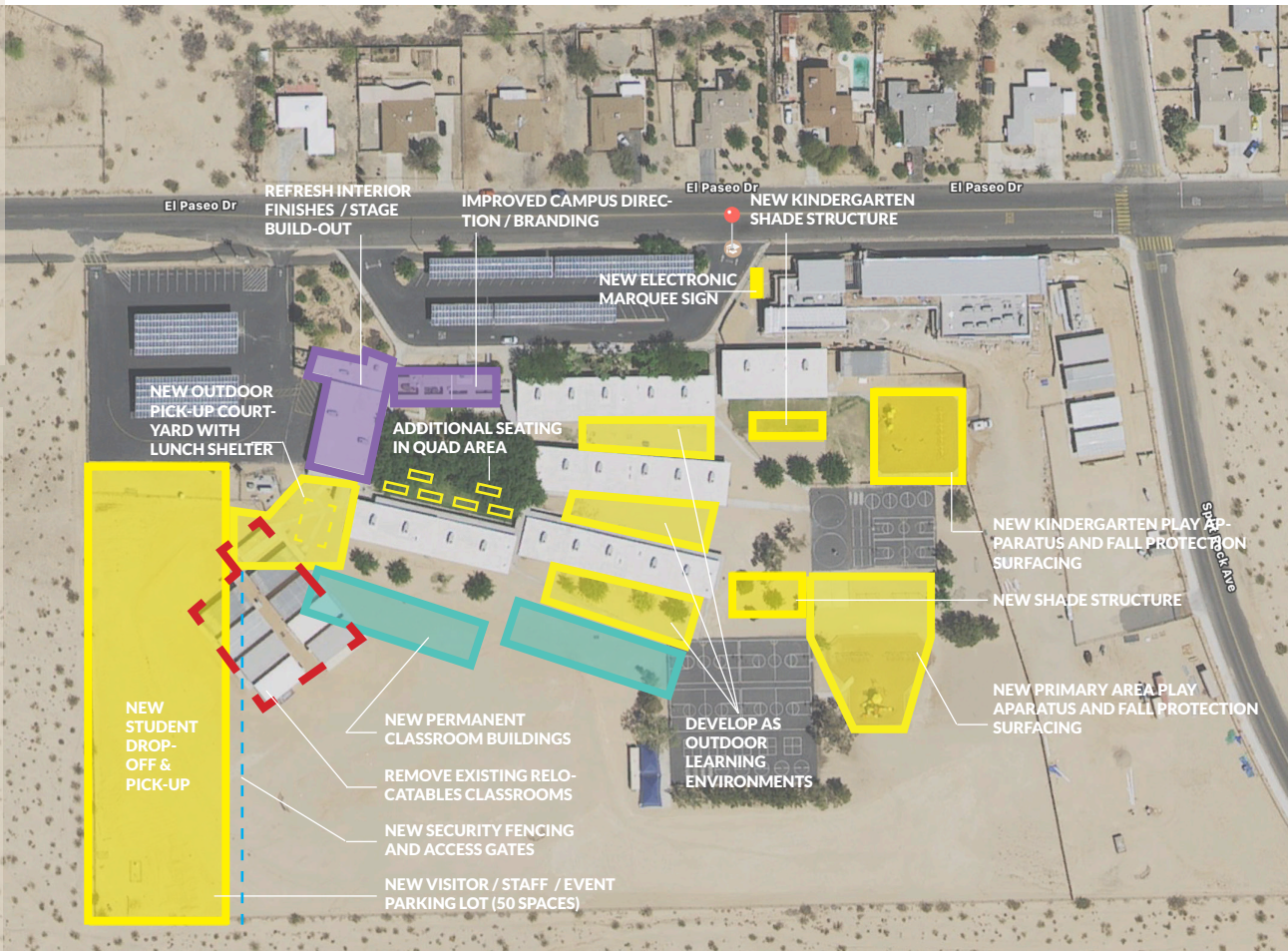
- New kindergarten area play equipment and fall protection surfacing
- New shade structure
- New primary area play equipment and fall protection surfacing
- Develop outdoor learning environments
- Additional seating in quad area
- New visitor / staff / event parking lot (50 spaces)
- New electronic marquee sign
- New security fencing & access gates
- New outdoor pick-up courtyard with lunch shelter
- New student drop-off & pick-up

### New Construction

- New permanent 7-classroom building

### Existing Buildings

- Refresh interior finishes / stage build-out
- Improved campus direction / branding signage
- Provide build-out of special needs restroom / changing room



# Oasis Elementary School

2018 Long Range Facilities Master Plan



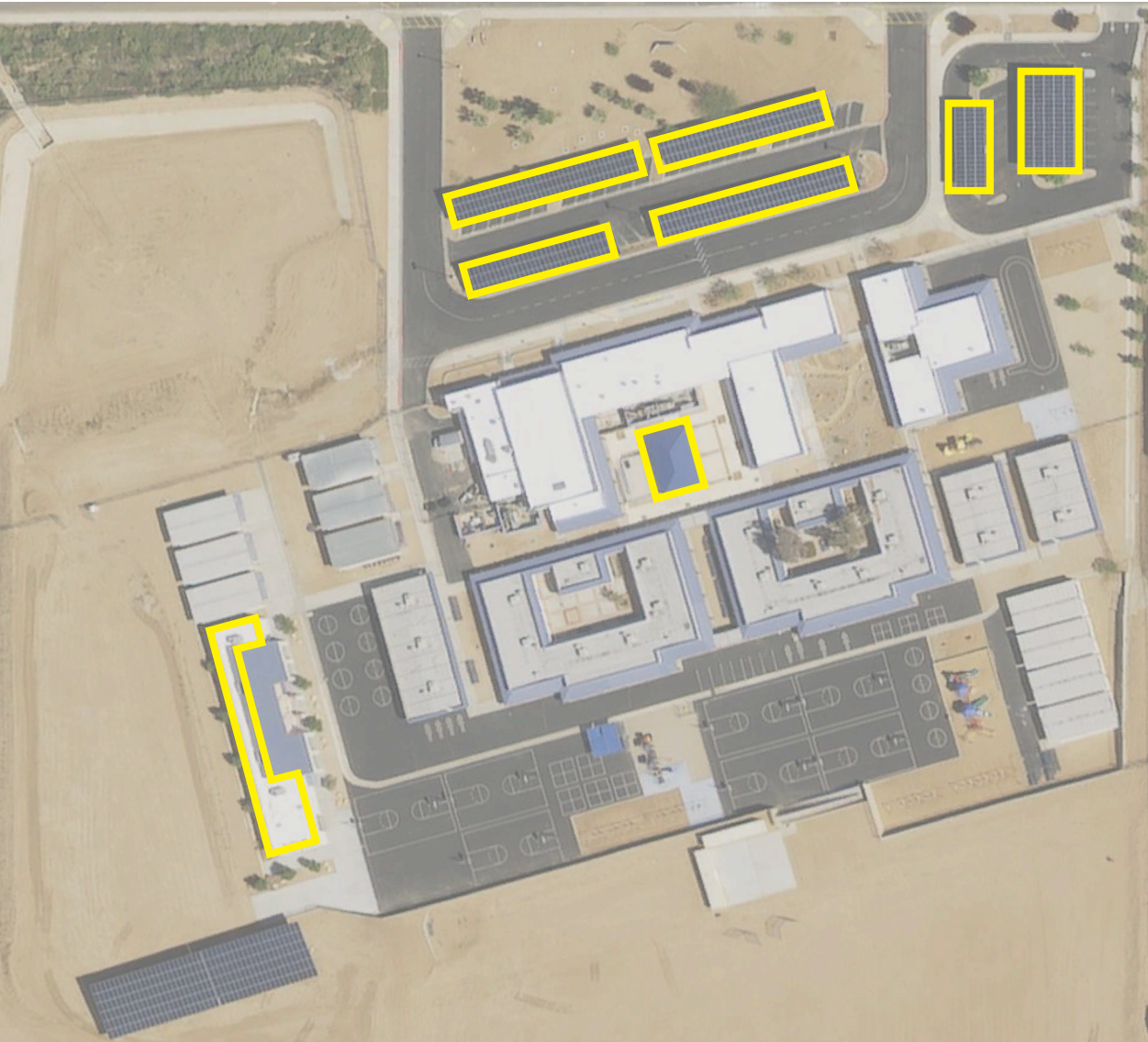
Item	Quantity	UM	Unit Cost	Est. Const. Cost
<b>Site Work</b>				
New Kindergarten area play equipment and fall protection surfacing	1	LS	\$ 60,000	\$ 60,000
New shade structure (30 x 30)	1	LS	\$ 17,000	\$ 17,000
New primary area play equipment and fall protection surfacing	1	LS	\$ 60,000	\$ 60,000
Develop outdoor learning environments	9,356	SF	\$ 20	\$ 187,120
Additional seating in quad area	875	SF	\$ 20	\$ 17,500
New visitor / staff / event parking lot (50 spaces)	50	EA	\$ 2,400	\$ 120,000
New electronic Marquee sign	1	LS	\$ 150,000	\$ 150,000
New security fencing & access gates	282	LF	\$ 100	\$ 28,200
New outdoor pick-up courtyard with lunch shelter	5,000	SF	\$ 10	\$ 50,000
New student drop-off & pick-up	40,000	SF	\$ 10	\$ 400,000
<b>New Construction</b>				
New permanent classroom building	9,470	SF	\$ 290	\$ 2,746,300
<b>Minor Modernization</b>				
Refresh interior finishes / stage build-out	9,521	SF	\$ 75	\$ 714,075
Improved campus direction / branding signage	1	LS	\$ 15,000	\$ 15,000
Provide build-out of Special Needs Restroom / Changing Room	1	LS	\$ 30,000	\$ 30,000
Subtotal 2018 \$			\$	\$ 4,595,195
Total 2018 \$ Soft Cost (25%)			\$	\$ 1,148,799
Total Project Costs (2018)			\$	\$ 5,743,994

# Onaga Elementary School



Onaga Elementary School  
Home of the Thunderbirds

## Onaga Elementary School | Existing Site Aerial



**ADDRESS:**  
58001 Onaga Trail  
Yucca Valley, CA 92284

**GRADE LEVELS SERVED:**  
K-6

**SITE SIZE:**  
16.4 Acres

**YEAR CONSTRUCTED:**  
1994

**DATE LAST MODIFIED:**  
2009

**AGE:**  
24 Years

**2016/17 ENROLLMENT:**  
646

**LRFMP CAPACITY:**  
1,034

**PERMANENT CLASSROOMS:**  
21

**RELOCATABLE CLASSROOMS:**  
17

**TOTAL CLASSROOMS:**  
38

### Previous Completed Work:

- Solar Panels
- Shade Structure
- Building J - 4 New Classrooms and Restrooms

- Provide build-out of special needs restroom / changing room

## Onaga Elementary School | Site Master Plan

### KEY

- |                      |                       |
|----------------------|-----------------------|
| -- safety / security | ■ reconfiguration     |
| ■ site-work          | ■ major modernization |
| ■ new construction   | ■ minor modernization |
| ■ remove existing    |                       |

### PROJECT GOALS

#### Site Work

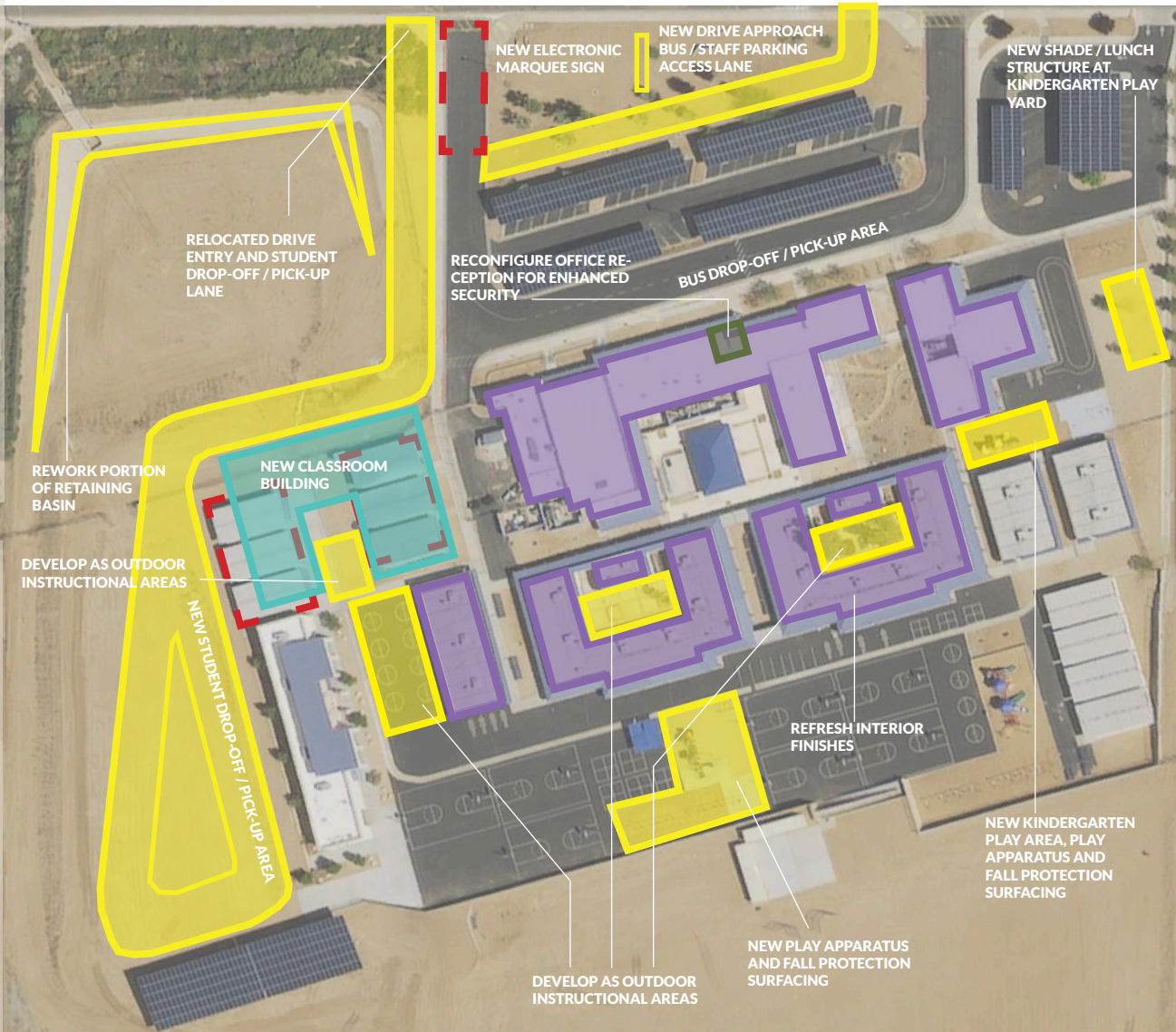
- New drive approach and bus / staff parking access lane
- New electronic marquee sign
- New shade / lunch shelter at kindergarten play yard
- New kindergarten play area play apparatus and fall protection surfacing
- Outdoor Instructional Areas developed in courtyard areas (4 locations)
- New primary area 2 play apparatus and fall protection surfacing
- Relocated drive entry and student drop-off / pick-up lane
- Rework portion of retaining basin
- New vehicular student drop-off / pick-up area

#### New Construction

- New 6-classroom building

#### Existing Buildings

- Remove 6 relocatable classrooms
- Refresh Interior Finishes at all originally built buildings
- Reconfigure Office reception area for enhances security
- Provide build-out of special needs restroom / changing room



# Onaga Elementary School

2018 Long Range Facilities Master Plan



Item	Quantity	UM	Unit Cost	Est. Const. Cost
<b>Site Work</b>				
New drive approach and bus / staff parking access lane	1	LS	\$ 10,000	\$ 10,000
New electronic marquee sign	1	LS	\$ 30,000	\$ 30,000
New shade / lunch shelter at kindergarten play yard	1	LS	\$ 100,000	\$ 100,000
New kindergarten play area play apparatus and fall protection surfacing	1	LS	\$ 60,000	\$ 60,000
Outdoor Instructional Areas developed in courtyard areas	8,316	SF	\$ 20	\$ 166,320
New primary area 2 play apparatus and fall protection surfacing	50	EA	\$ 2,400	\$ 120,000
Relocated drive entry and student drop-off / pick-up lane	1	LS	\$ 150,000	\$ 150,000
Rework portion of retaining basin	4,809	SF	\$ 75	\$ 360,675
New vehicular student drop-off / pick-up area	1	LS	\$ 10,000	\$ 10,000
<b>New Construction</b>				
New 6-Classroom building	10,916		\$ 290	\$ 3,165,640
<b>Minor Modernization</b>				
Remove 6 relocatable classrooms	6	EA	\$ 2,000	\$ 12,000
Refresh interior finishes at all originally built buildings	46,002	SF	\$ 75	\$ 3,450,150
Reconfigure Office reception area for enhanced security	200	SF	\$ 75	\$ 15,000
Provide build-out of Special Needs Restroom / Changing Room	1	LS	\$ 30,000	\$ 30,000
Subtotal 2018 \$			\$	\$ 7,679,785
Total 2018 \$ Soft Cost (25%)			\$	\$ 1,919,946
Total Project Costs (2018)			\$	\$ 9,599,731

# Palm Vista Elementary School



**PALM VISTA  
ELEMENTARY  
SCHOOL**

## Palm Vista Elementary School | Existing Site Aerial



**ADDRESS:**  
74350 Baseline Road  
Twentynine Palms, CA  
92277

**GRADE LEVELS SERVED:**  
K-6

**SITE SIZE:**  
9.3 Acres

**YEAR CONSTRUCTED:**  
1963-1965

**DATE LAST MODIFIED:**  
1994/1998

**AGE:**  
52

**2016/17 ENROLLMENT:**  
416

**LRFP CAPACITY:**  
757

**PERMANENT  
CLASSROOMS:**  
22

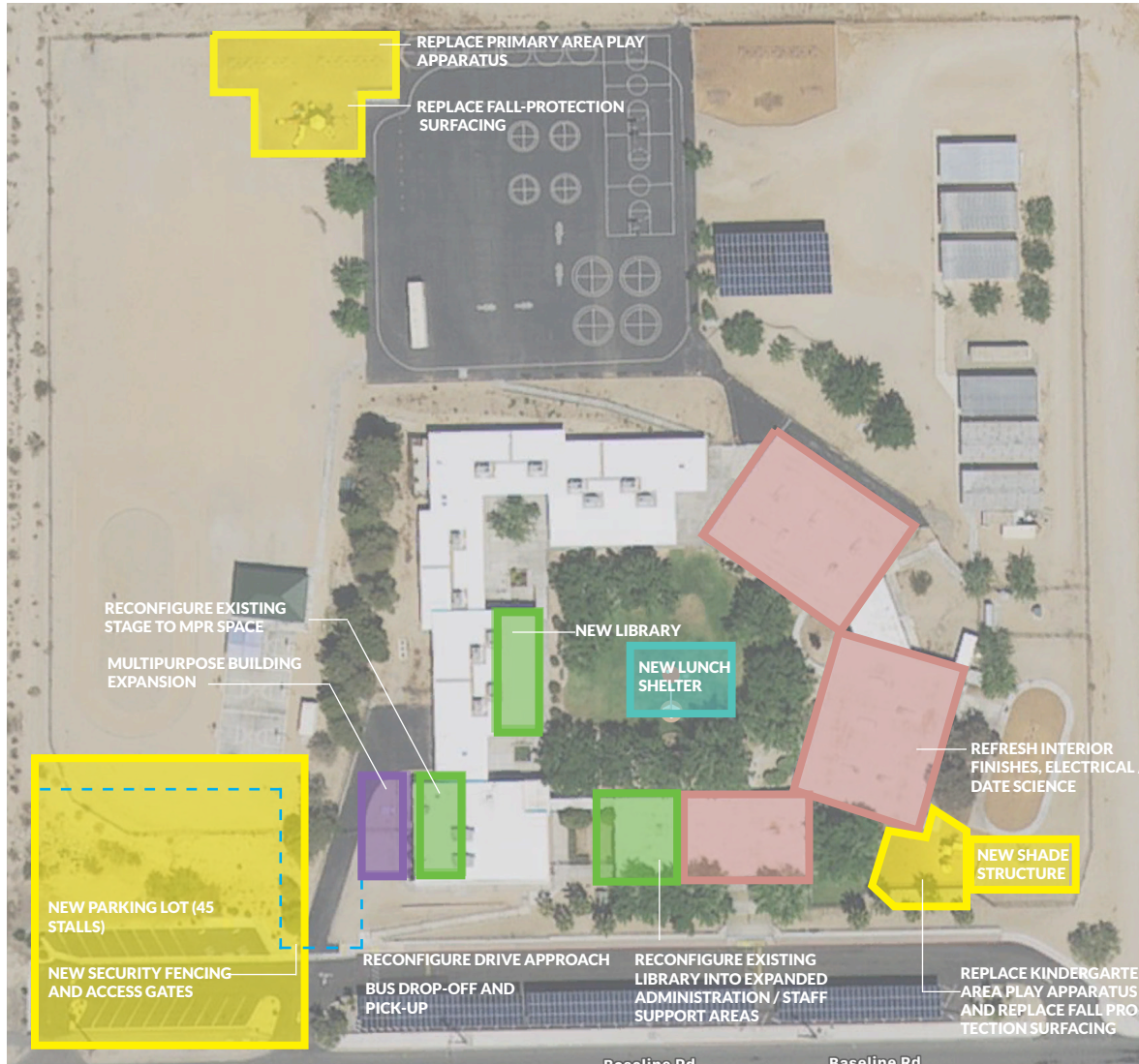
**RELOCATABLE  
CLASSROOMS:**  
6

**TOTAL CLASSROOMS:**  
29

### Previous Completed Work:

- Solar Panels
- Building Modification
- Shade Structure
- Expanded Parking

# Palm Vista Elementary School | Site Master Plan



## KEY

- safety / security
- site-work
- new construction
- remove existing
- reconfiguration
- major modernization
- minor modernization

## PROJECT GOALS

### Site Work

- Replace primary area play apparatus and remove galvanized play equipment
- Replace fall protection surfacing
- New shade structure
- Replace kindergarten area play apparatus and replace fall protection surfacing
- Reconfigure drive approach
- Bus drop-off and pick-up area
- New lunch shelter
- New security fencing and access gates
- New parent / event parking lot (45 stalls)

### New Construction

- Multipurpose building expansion

### Existing Buildings

- Reconfigure 2 classrooms into new library
- Reconfigure existing library into expanded admin / staff support areas
- Major modernization including HVAC upgrades, interior finishes, electrical / data service, interior learning environments, windows / doors (3 buildings)
- Reconfigure existing stage to MPR space

# Palm Vista Elementary School

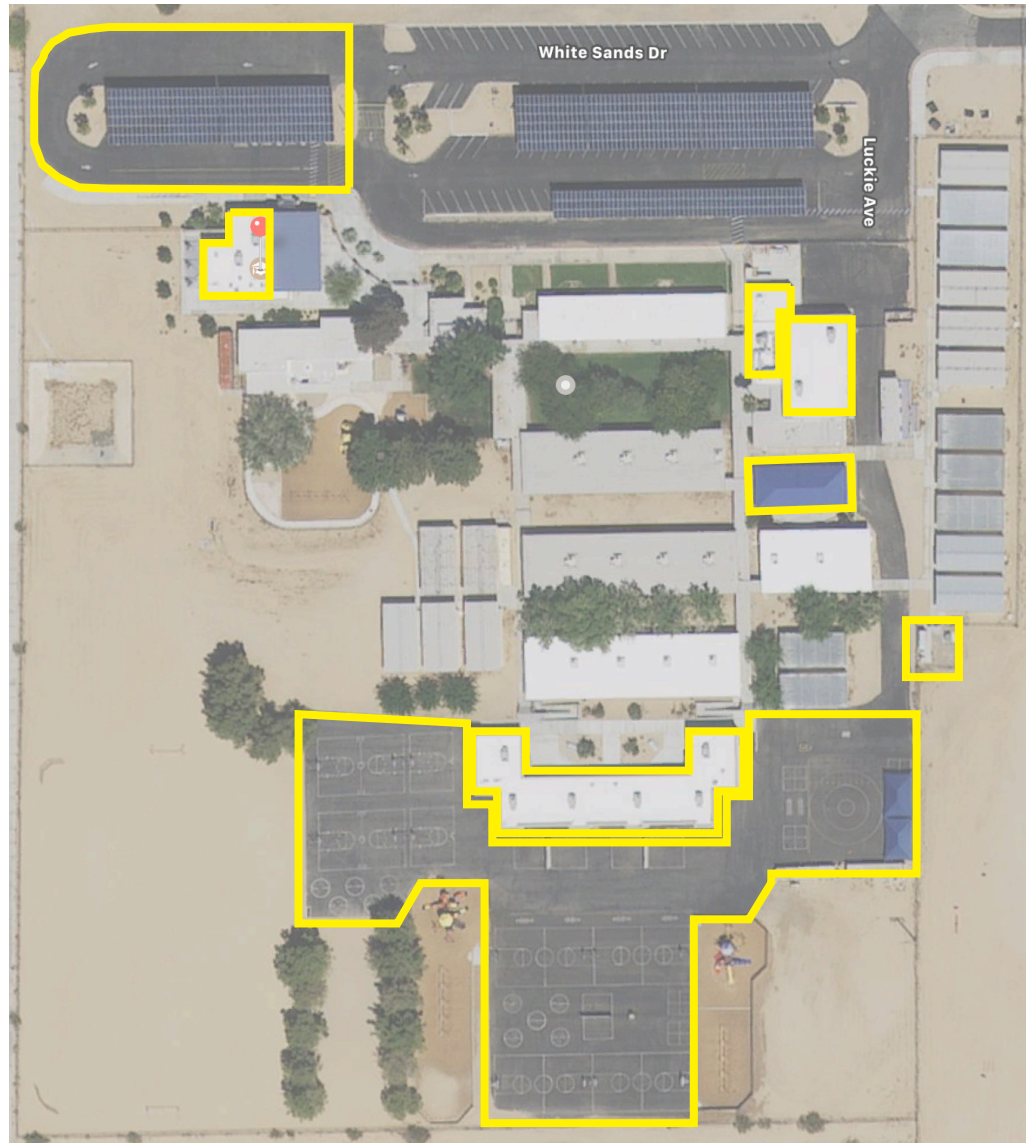
2018 Long Range Facilities Master Plan



Item	Quantity	UM	Unit Cost	Est. Const. Cost
<b>Site Work</b>				
Replace primary area play apparatus and remove galvanized play equipment	1	LS \$	90,000 \$	90,000
Replace fall protection surfacing	4,678	SF \$	5 \$	23,390
New shade structure at Kindergarten play area (30' x 50')	1	LS \$	65,000 \$	65,000
Replace kindergarten area play apparatus and replace fall protection surfacing	1	LS \$	60,000 \$	60,000
Reconfigure drive approach at Bus drop-off and pick-up area	1	LS \$	10,000 \$	10,000
New lunch shelter (35' x 60')	1	LS \$	120,000 \$	120,000
New security fencing and access gates	288	LF \$	100 \$	28,800
New parent / event parking lot (45 stalls)	45	EA \$	2,400 \$	108,000
<b>New Construction</b>				
Multipurpose building expansion	1,350	SF \$	400 \$	540,000
<b>Reconfiguration</b>				
Reconfigure 2 classrooms into new library	1,364	SF \$	200 \$	272,800
Reconfigure existing library into expanded admin / staff support areas	1,961	SF \$	200 \$	392,200
Reconfigure existing stage into Multipurpose space	1,000	SF \$	175 \$	175,000
<b>Major Modernization</b>				
Major modernization including HVAC upgrades, interior finishes, electrical / data service, interior learning environments upgrades, windows / doors	15,771	\$	200 \$	3,154,200
Subtotal 2018 \$			\$	5,039,390
Total 2018 \$ Soft Cost (25%)			\$	1,259,848
Total Project Costs (2018)			\$	6,299,238

# Twentynine Palms Elementary School

## Twentynine Palms Elementary School | Existing Site Aerial



**ADDRESS:**  
74350 Playa Vista  
Twentynine Palms, CA 92277

**AGE:**  
70 Years

**GRADE LEVELS SERVED:**  
K-6

**2016/17 ENROLLMENT:**  
588

**SITE SIZE:**  
23 Acres

**LRFMP CAPACITY:**  
1,061

**YEAR CONSTRUCTED:**  
1948/53/55/84/87/88/89/90/  
97/2010

**PERMANENT  
CLASSROOMS:**  
22

**DATE LAST MODIFIED:**  
2010

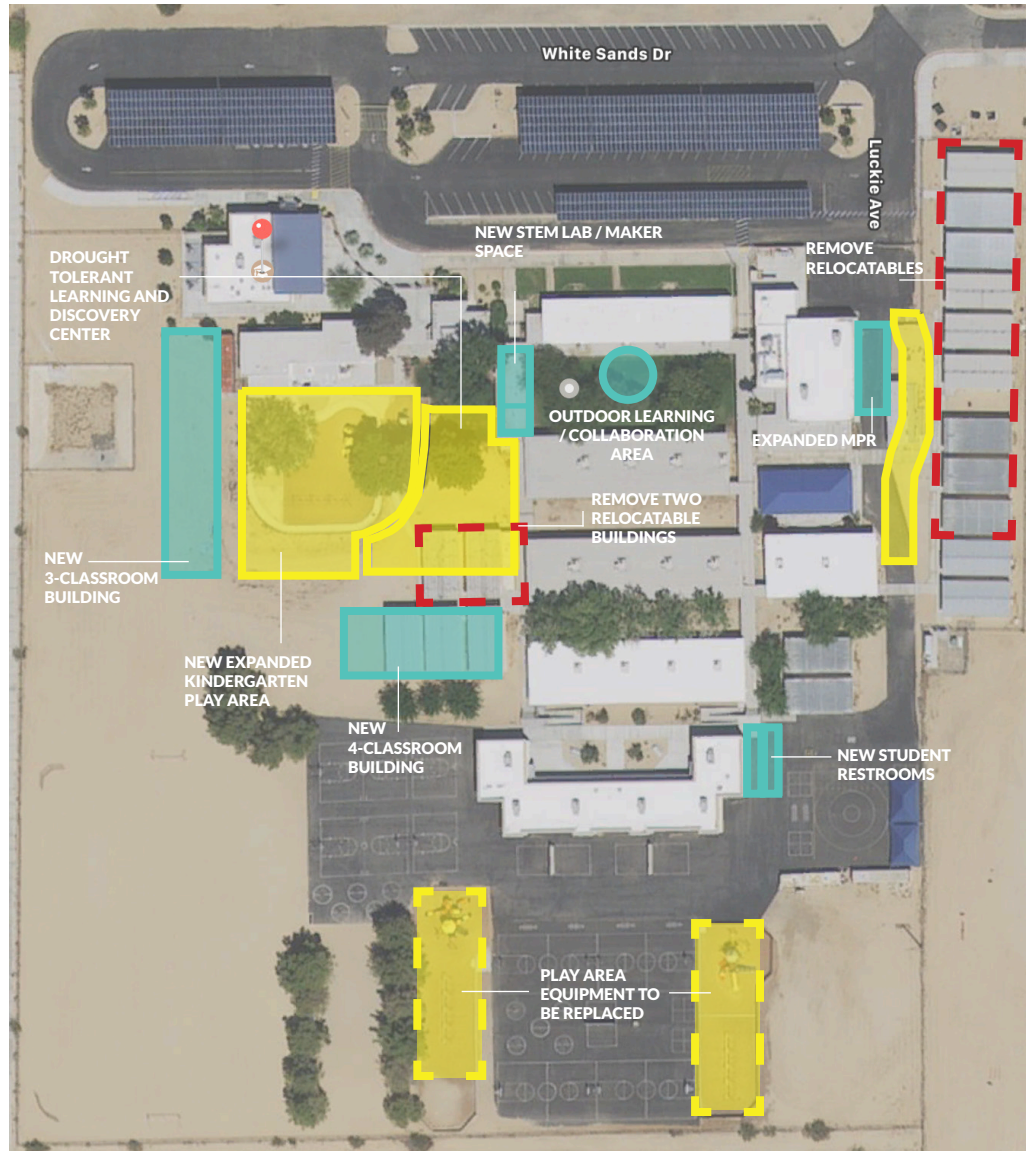
**RELOCATABLE  
CLASSROOMS:**  
18

**TOTAL CLASSROOMS:**  
40

### Previous Completed Work:

- New Production Kitchen
- MPR Modification
- Shade Structure
- New Office Building
- Building H - New Classroom (6) and Restrooms
- New Parking Lot
- New Blacktop Playground
- New Upgraded Electric

# Twentynine Palms Elementary School | Site Master Plan



## KEY

- safety / security
- site-work
- new construction
- - - remove existing
- reconfiguration
- major modernization
- minor modernization

## PROJECT GOALS

### Site Work

- Outdoor learning / collaboration area
- New 4-classroom building
- New 3-classroom building
- Play area equipment to be replaced
- Drought tolerant learning and discovery center
- Expanded kindergarten play area

### New Construction

- Multipurpose building expansion
- New STEM lab building / maker space
- Expanded MPR

### Existing Buildings

- New student restrooms
- Remove 11 relocatable classrooms
- Demo existing boiler room
- Provide build-out of special needs restroom / changing room

# Twentynine Palms Elementary School

**Twentynine Palms**  
Elementary School

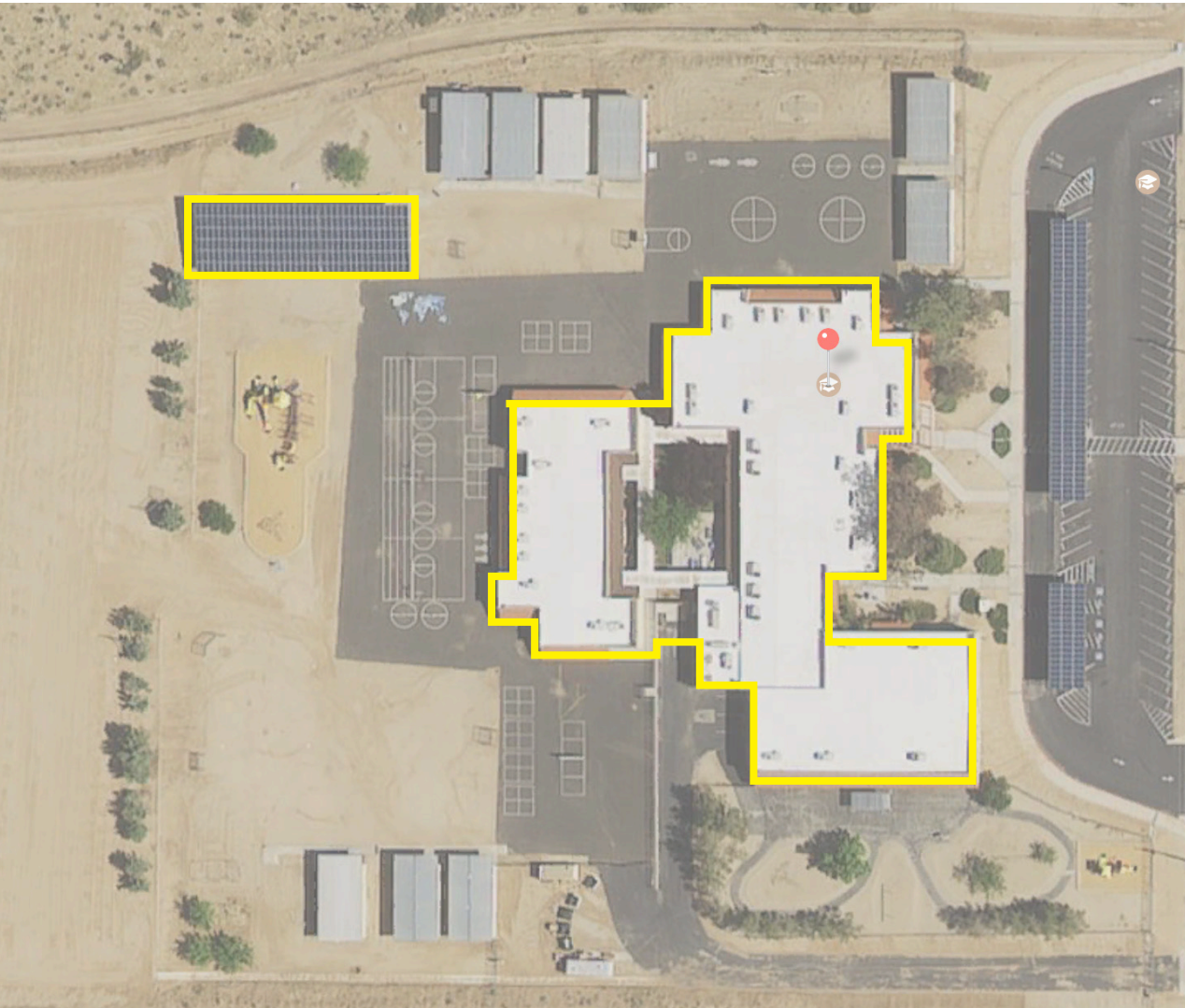
## 2018 Long Range Facilities Master Plan

Item	Quantity	UM	Unit Cost	Est. Const. Cost
<b>Site Work</b>				
Outdoor learning / collaboration area	500	SF	\$ 20	\$ 10,000
Expand kindergarten play area	1	LS	\$ 10,000	\$ 10,000
Remove 11 existing relocatable classrooms from site	11	EA	\$ 2,000	\$ 22,000
Demo existing boiler room	1	LS	\$ 4,000	\$ 4,000
Play area equipment to be replaced	1	LS	\$ 90,000	\$ 90,000
Drought tolerant learning and discovery area	7,398	SF	\$ 40	\$ 295,920
<b>New Construction</b>				
New 4-classroom building	3,840	SF	\$ 290	\$ 1,113,600
New 3-classroom building	2,880	SF	\$ 290	\$ 835,200
Multipurpose building expansion	1,030	SF	\$ 440	\$ 453,200
New STEM lab building / maker space	986	SF	\$ 290	\$ 285,940
New student restrooms	926	SF	\$ 530	\$ 490,780
<b>Major Modernization</b>				
Build new Boiler Room	299	SF	\$ 400	\$ 119,600
<b>Minor Modernization</b>				
Provide build-out of Special Needs Restroom / Changing Room	1	LS	\$ 30,000	\$ 30,000
Subtotal 2018 \$			\$	\$ 3,760,240
Total 2018 \$ Soft Cost (25%)			\$	\$ 940,060
Total Project Costs (2018)			\$	\$ 4,700,300

# Yucca Mesa Elementary School



## Yucca Mesa Elementary School | Existing Site Aerial



**ADDRESS:**  
3380 Avalon Ave  
Yucca Valley, CA 92284

**GRADE LEVELS SERVED:**  
K-6

**SITE SIZE:**  
10 Acres

**YEAR CONSTRUCTED:**  
1985

**DATE LAST MODIFIED:**  
1998

**AGE:**  
33 Years

**2016/17 ENROLLMENT:**  
422

**LRFMP CAPACITY:**  
753

**PERMANENT CLASSROOMS:**  
22

**RELOCATABLE CLASSROOMS:**  
9

**TOTAL CLASSROOMS:**  
31

### Previous Completed Work:

- Solar Panels
- Air Conditioning
- Interior/Exterior Lighting



# Yucca Mesa Elementary School

2018 Long Range Facilities Master Plan

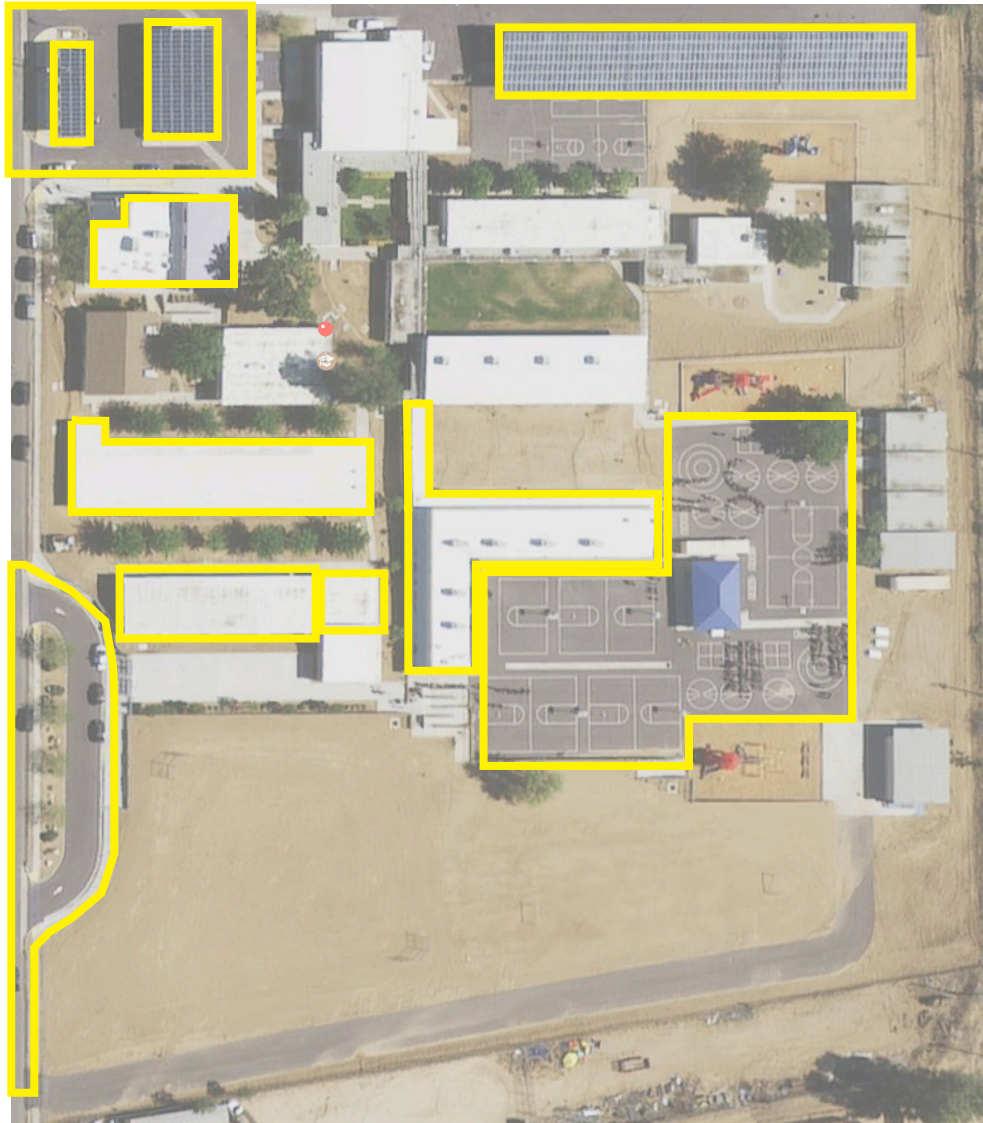


Item	Quantity	UM	Unit Cost	Est. Const. Cost
<b>Site Work</b>				
Replace primary area play apparatus and remove galvanized play equipment	1	LS \$	90,000 \$	90,000
New faculty / event parking (33 stalls)	33	EA \$	2,400 \$	79,200
New ball wall	20	LF \$	10 \$	200
New trash area	1	LS \$	10,000 \$	10,000
New hardcourt pavement	5,540	SF \$	10 \$	55,400
New accessible passenger drop-off area / walkway	2,000	SF \$	10 \$	20,000
New kindergarten shade structure (30' x 50')	1	LS \$	65,000 \$	65,000
New security fencing and access gates	341	LF \$	100 \$	34,100
Relocate existing metal container structures	1	LS \$	10,000 \$	10,000
Develop entry courtyard to MPR building	2,147	SF \$	75 \$	161,025
New electronic marquee sign	1	LS \$	30,000 \$	30,000
New shade structure	1	LS \$	17,000 \$	17,000
<b>New Construction</b>				
Expand administration / faculty support spaces / restrooms	1,086	SF \$	400 \$	434,400
New 6-classroom with student restrooms	2,700	SF \$	290 \$	783,000
New student restroom relocatable building	960	SF \$	177 \$	169,920
<b>Reconfiguration</b>				
Reconfigure administration space to create library storage	380	SF \$	300 \$	114,000
<b>Minor Modernization</b>				
Refresh interior building finishes; fill-in CR floor depressions, construct permanent walls and update activity centers	25,636	SF \$	30 \$	769,080
Subtotal 2018 \$			\$	2,842,325
Total 2018 \$ Soft Cost (25%)			\$	710,581
Total Project Costs (2018)			\$	3,552,906

# Yucca Valley Elementary School



## Yucca Valley Elementary School | Existing Site Aerial



**ADDRESS:**  
7601 Hopi Trail  
Yucca Valley, CA 92284

**2016/17 ENROLLMENT:**  
591

**GRADE LEVELS SERVED:**  
K-6

**LRFMP CAPACITY:**  
878

**SITE SIZE:**  
15.5 Acres

**PERMANENT CLASSROOMS:**  
17

**YEAR CONSTRUCTED:**  
1950

**RELOCATABLE CLASSROOMS:**  
15

**DATE LAST MODIFIED:**  
1997-1998

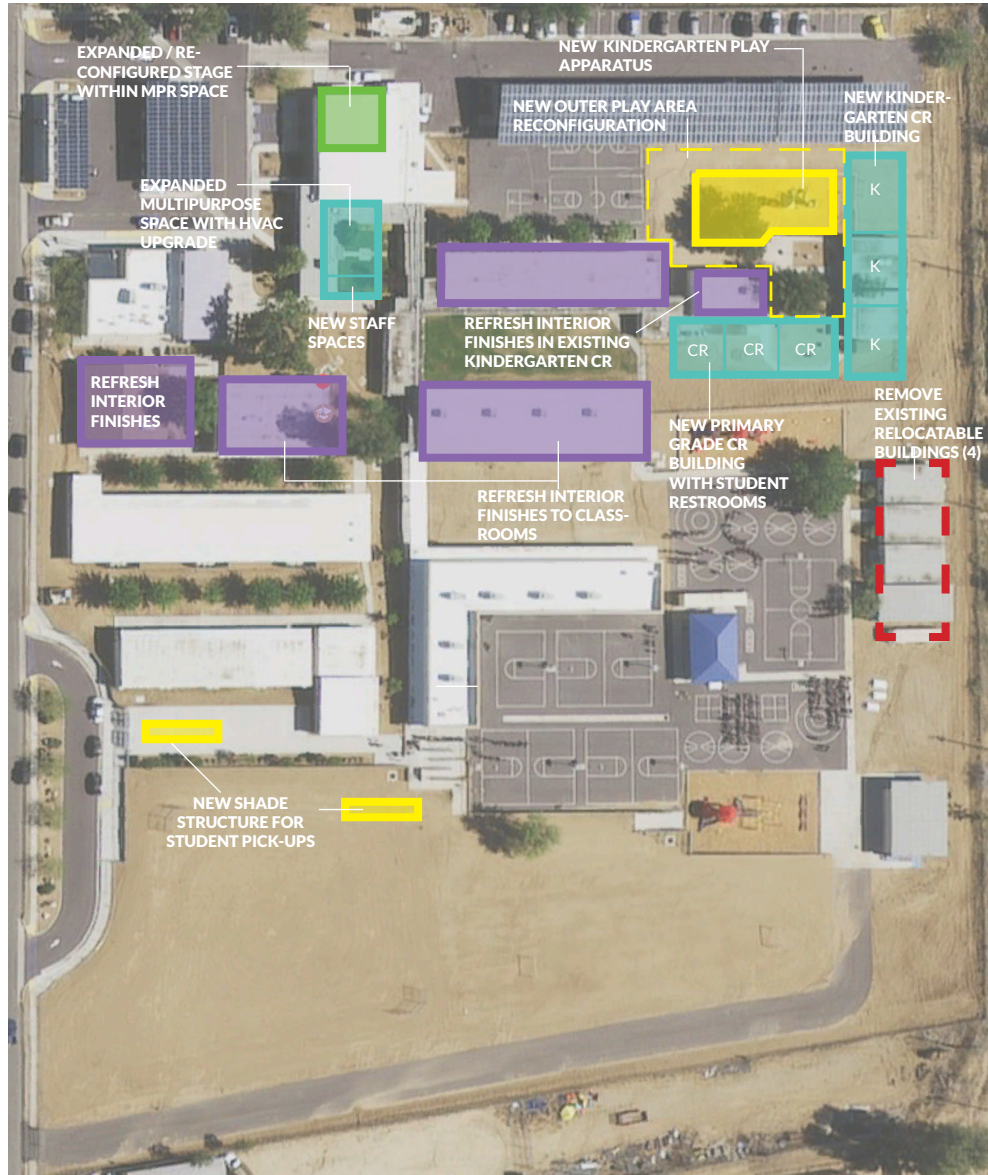
**TOTAL CLASSROOMS:**  
32

**AGE:**  
68 Years

### Previous Completed Work:

- Solar Panels
- Modification of 10 Classrooms
- Parking Lot Expansion
- New (6) Classroom Building
- New Administration Building
- New Playground & Surfacing
- New Bus Lane
- Shade Structure

# Yucca Valley Elementary School | Site Master Plan



## KEY

- safety / security
- site-work
- new construction
- remove existing
- reconfiguration
- major modernization
- minor modernization

## PROJECT GOALS

### Site Work

- New kindergarten area play apparatus and fall protection surfacing
- New outdoor play area reconfiguration
- New shade structure for student pick-ups

### New Construction

- New kindergarten classroom building
- New primary grade classroom building with student restrooms
- New itinerant staff spaces

### Existing Buildings

- Refresh interior finishes in library/media center
- Refresh interior finishes to classrooms
- Refresh interior finishes in existing kindergarten classroom
- Remove existing relocatable classrooms (6)
- Expanded multipurpose space with HVAC upgrade
- Provide build-out of special needs restroom / changing room

# Yucca Valley Elementary School

2018 Long Range Facilities Master Plan



Item	Quantity	UM	Unit Cost	Est. Const. Cost
<b>Site Work</b>				
New kindergarten area play apparatus and fall protection surfacing	1	EA \$	60,000 \$	60,000
New outdoor play area reconfiguration	1	LS \$	50,000 \$	50,000
New shade structure for student pick-ups (10' x 50')	1	LS \$	35,000 \$	35,000
Remove 6 existing relocatable classrooms from site	6	EA \$	2,000 \$	12,000
<b>New Construction</b>				
New kindergarten classroom building	4,050	SF \$	290 \$	1,174,500
New primary grade classroom building with student restrooms	4,050	SF \$	290 \$	1,174,500
New itinerant staff spaces	1,837	SF \$	290 \$	532,730
<b>Minor Modernization</b>				
Refresh interior finishes in Library / Media Center	10,417	SF \$	75 \$	781,275
Refresh interior finishes to classrooms	22,521	SF \$	75 \$	1,689,075
Refresh interior finishes in existing Kindergarten classrooms	996	SF \$	75 \$	74,700
Expand multipurpose space with HVAC upgrade	1,335	SF \$	75 \$	100,125
Provide build-out of Special Needs Restroom / Changing Room	1	LS \$	30,000 \$	30,000
Subtotal 2018 \$			\$	5,713,905
Total 2018 \$ Soft Cost (25%)			\$	1,428,476
Total Project Costs (2018)			\$	7,142,381



# MIDDLE SCHOOLS

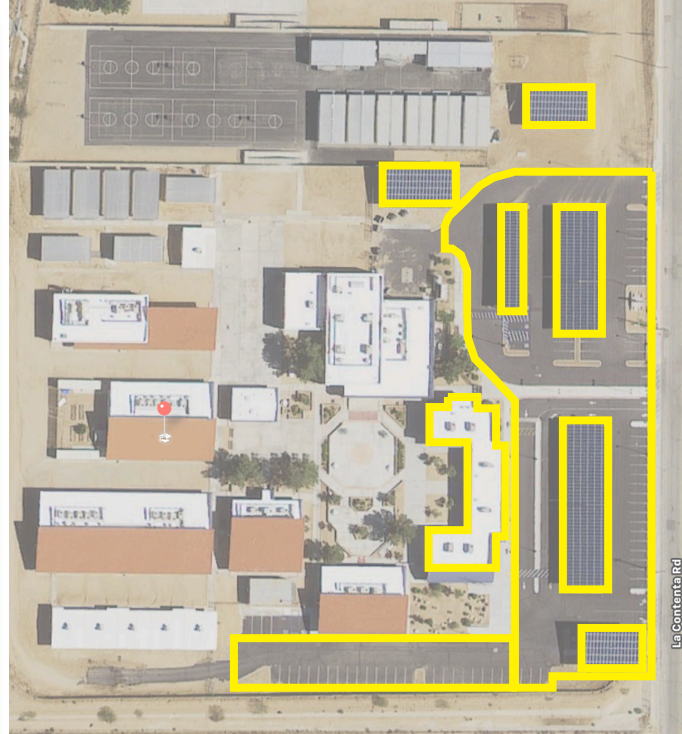
- La Contenta Middle School
- Twentynine Palms Junior High

# La Contenta Middle School



La Contenta  
Middle School

## La Contenta Middle School | Existing Site Aerial



**ADDRESS:**  
7050 La Contenta Road  
Yucca Valley, CA 92284

**GRADE LEVELS SERVED:**  
7-8

**SITE SIZE:**  
29 Acres

**YEAR CONSTRUCTED:**  
1987-1990

**DATE LAST MODIFIED:**  
1990

**AGE:**  
31 Years

**2016/17 ENROLLMENT:**  
749

**LRFMP CAPACITY:**  
1,372

**PERMANENT CLASSROOMS:**  
29

**RELOCATABLE CLASSROOMS:**  
16

**TOTAL CLASSROOMS:**  
43

### Previous Completed Work:

- Solar Panels PPA
- New (6) Classroom Building
- New Parking Lot Expansion
- Courtyard Landscaping
- Physical Education Playfields

# La Contenta Middle School | Site Master Plan



## KEY

- safety / security
- site-work
- new construction
- remove existing
- reconfiguration
- major modernization
- minor modernization

## PROJECT GOALS

### Site Work

- N/A

### New Construction

- New Auxiliary Gym / MPR with locker rooms + fitness center
- New two-story 12-classroom building to replace relocatables

### Existing Buildings

- Enhance existing STEM laboratory (Building H)
- Minor Modernizations to all campus buildings/refresh interior finishes

# La Contenta Middle School

2018 Long Range Facilities Master Plan



Item	Quantity	UM	Unit Cost	Est. Const. Cost
<b>New Construction</b>				
New Auxiliary Gym / MPR with locker rooms + fitness center	8,618	SF \$	400 \$	3,447,200
New Two-Story 12-classroom building to replace relocatables	11,520	SF \$	350 \$	4,032,000
<b>Minor Modernization</b>				
Enhance existing STEM laboratory (Building H)	3,610	SF \$	175 \$	631,750
Refresh interior finishes for all existing buildings	36,853	SF \$	75 \$	2,763,975
Subtotal 2018 \$			\$	10,874,925
Total 2018 \$ Soft Cost (25%)			\$	2,718,731
Total Project Costs (2018)			\$	13,593,656

# Twentynine Palms Junior High



TWENTYNINE PALMS JUNIOR HIGH SCHOOL  
HOME OF THE FALCONS

## Twentynine Palms Junior High | Existing Site Aerial



**ADDRESS:**  
5798 Utah Trail,  
Twentynine Palms, CA 92277

**GRADE LEVELS SERVED:**  
7-8

**SITE SIZE:**  
30 Acres

**YEAR CONSTRUCTED:**  
1948

**DATE LAST MODIFIED:**  
1998

**AGE:**  
70 Years

**2016/17 ENROLLMENT:**  
488

**LRFMP CAPACITY:**  
809

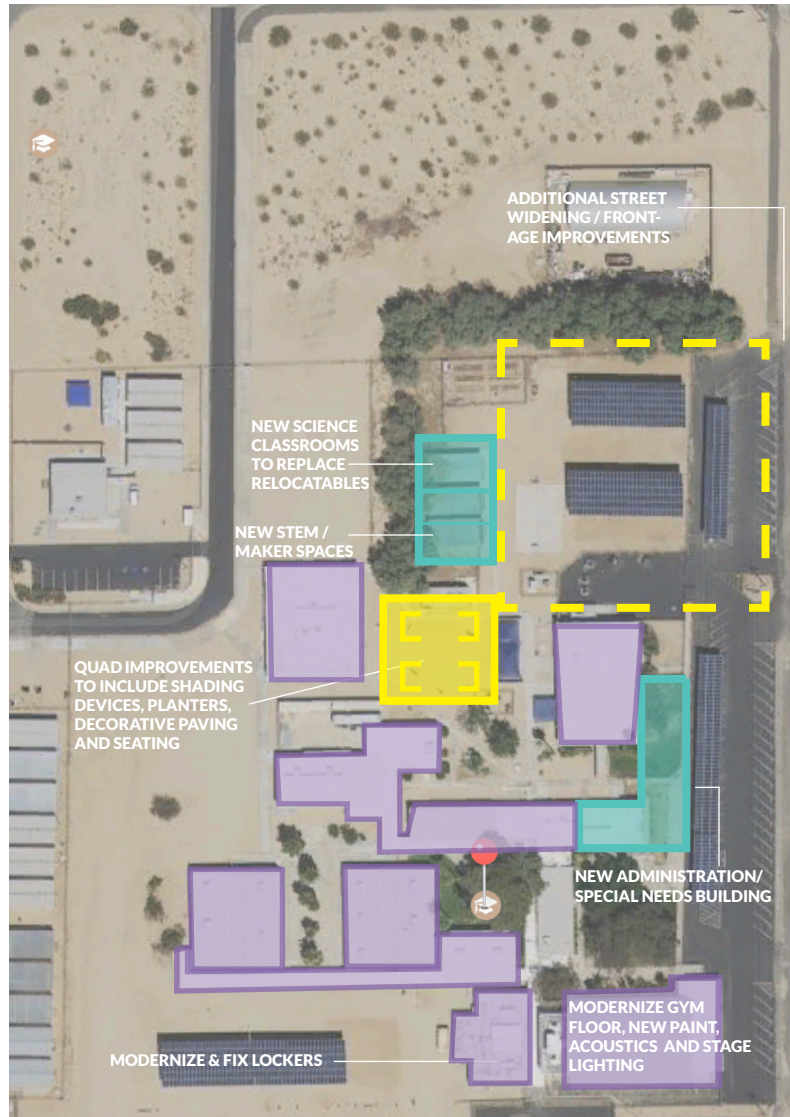
**PERMANENT  
CLASSROOMS:**  
22

**RELOCATABLE  
CLASSROOMS:**  
3

**TOTAL CLASSROOMS:**  
25

### Previous Completed Work:

- Solar Panels PPA
- Office Modification
- New Restroom Building
- New Football Field
- Locker Room Upgrades



KEY

- safety / security
- site-work
- new construction
- remove existing
- reconfiguration
- major modernization
- minor modernization

PROJECT GOALS

Site Work

- Quad improvements to include shading devices, planters, decorative pavers and seating
- Additional street widening / frontage improvements

New Construction

- New Administration/Special Needs Building
- New STEM/Maker Spaces
- New science classrooms to replace relocatables

Existing Building

- Modernize Existing Campus Buildings
- Modernize / fix locker ratio
- Modernize gym floor, new paint, acoustics and stage lighting
- Provide build-out of special needs restroom / changing room

# Twentynine Palms Junior High School

2018 Long Range Facilities Master Plan



Item	Quantity	UM	Unit Cost	Est. Const. Cost
<b>Site Work</b>				
Quad improvements to include shading devices, planters, decorative pavers and seating	5,858	SF	\$ 15	\$ 87,870
Additional street widening and site improvements	61,333	SF	\$ 15	\$ 919,995
Add parking (22 stalls)	22	EA	\$ 2,400	\$ 52,800
<b>New Construction</b>				
New STEM / maker spaces	1,950		\$ 290	\$ 565,500
New Science classrooms to replace relocatables	4,403		\$ 475	\$ 2,091,425
New Administration / Special Needs Building	5,460		\$ 290	\$ 1,583,400
<b>Minor Modernization</b>				
Modernize / fix locker ratio	53,323	SF	\$ 75	\$ 3,999,225
Modernize Gym floor, new paint, acoustics + stage lighting	3,323	SF	\$ 200	\$ 664,600
Provide build-out of Special Needs Restroom / Changing Room	1	LS	\$ 30,000	\$ 30,000
Subtotal 2018 \$			\$	\$ 9,994,815
Total 2018 \$ Soft Cost (25%)			\$	\$ 2,498,704
Total Project Costs (2018)			\$	\$ 12,493,519



# HIGH SCHOOLS

- Black Rock Continuation High School
- Twentynine Palms High School
- Yucca Valley High School

# Black Rock Continuation High School

## Black Rock Continuation High School | Existing Site Aerial



**ADDRESS:**  
59273 Sunnyslope Drive  
Yucca Valley, CA 92284

**GRADE LEVELS SERVED:**  
9-12

**SITE SIZE:**  
3.8 Acres

**YEAR CONSTRUCTED:**  
1990/1991

**DATE LAST MODIFIED:**  
N/A

**AGE:**  
28 Years

**2016/17 ENROLLMENT:**  
122

**LRFMP CAPACITY:**  
246

**PERMANENT CLASSROOMS:**  
7

**RELOCATABLE CLASSROOMS:**  
0

**TOTAL CLASSROOMS:**  
7

### Previous Completed Work:

- N/A

**KEY**

- |                      |                       |
|----------------------|-----------------------|
| -- safety / security | ■ reconfiguration     |
| ■ site-work          | ■ major modernization |
| ■ new construction   | ■ minor modernization |
| ■ remove existing    |                       |

**PROJECT GOALS**

**Site Work**

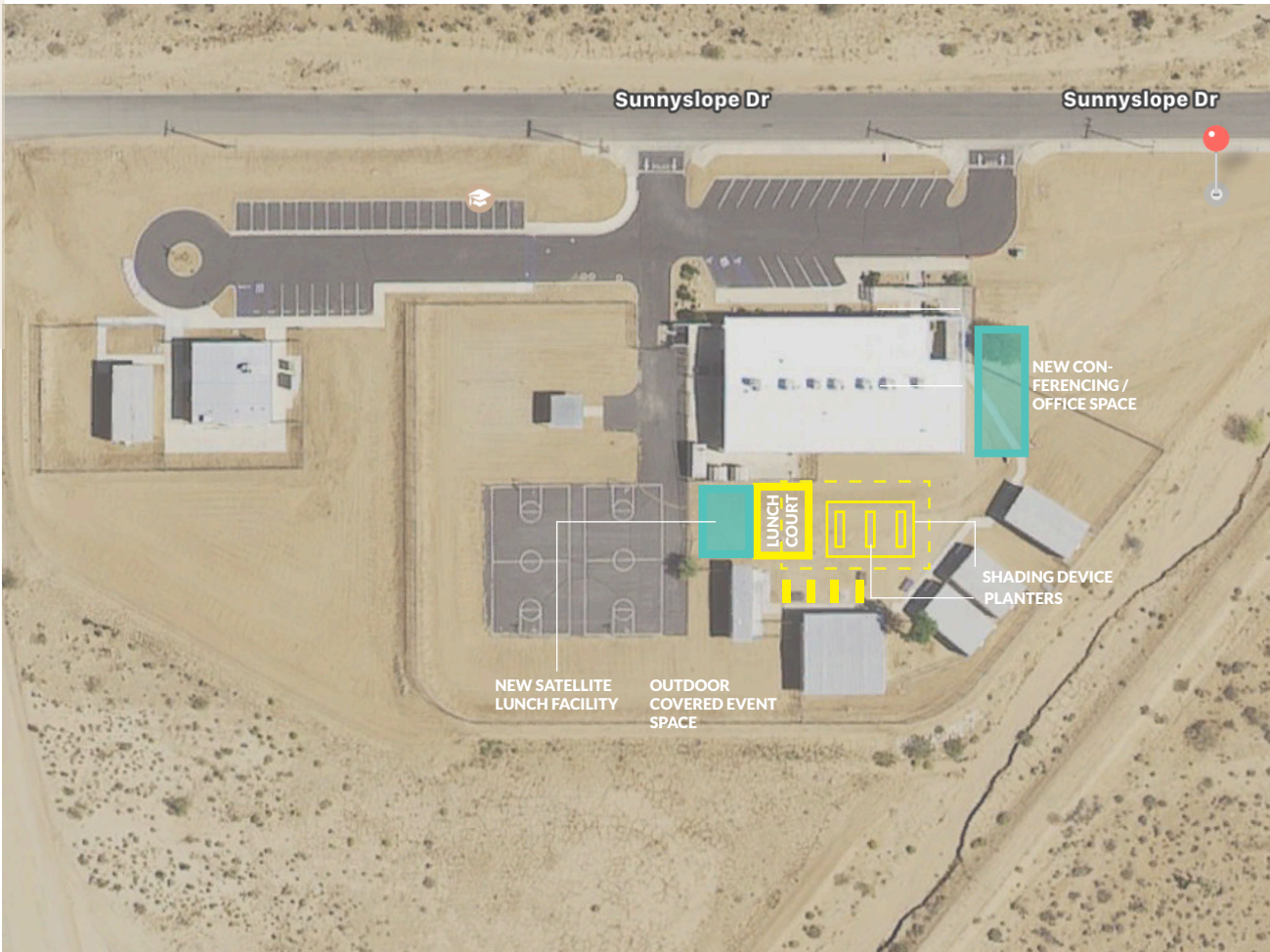
- Outdoor covered event space to include shading devices, planters, decorative pavers and seating
- Add lunch court

**New Construction**

- New conference / office space
- New satellite lunch facility

**Existing Building**

- N/A



# Black Rock High School

2018 Long Range Facilities Master Plan



Item	Quantity	UM	Unit Cost	Est. Const. Cost
<b>Site Work</b>				
Outdoor covered event space to include shading devices, planters, decorative pavers	5,013	SF	\$ 35	\$ 175,455
Add Lunch Court	1,394	SF	\$ 10	\$ 13,940
<b>New Construction</b>				
New Conference / Office space	2,336	SF	\$ 350	\$ 817,600
New Satellite Lunch Facility	1	LS	\$ 65,000	\$ 65,000
Subtotal 2018 \$			\$	\$ 1,071,995
Total 2018 \$ Soft Cost (25%)			\$	\$ 267,999
Total Project Costs (2018)			\$	\$ 1,339,994

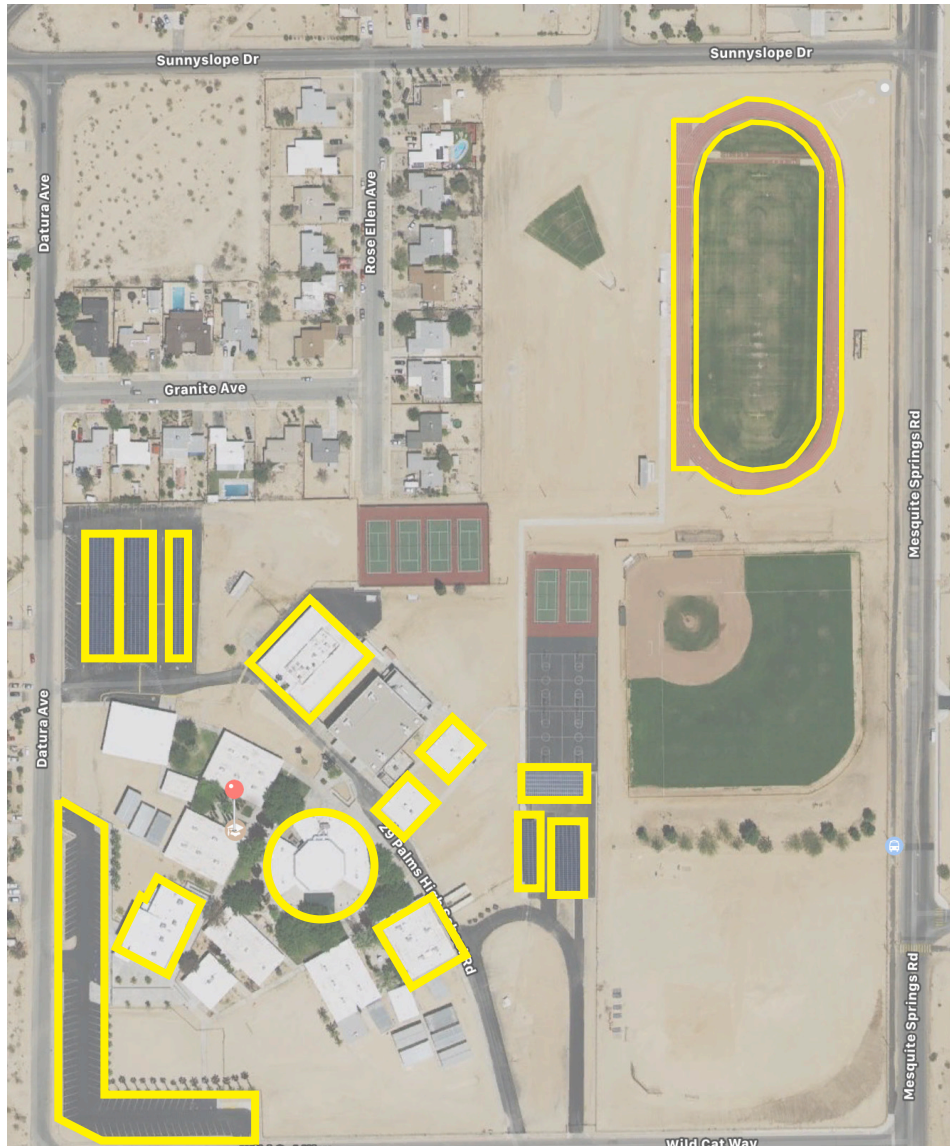
# Twentynine Palms High School



Twentynine Palms High School

*Home of the Wildcats*

## Twentynine Palms High School | Existing Site Aerial



**ADDRESS:**  
72750 Wildcat Way  
Twentynine Palms, CA  
92277

**2016/17 ENROLLMENT:**  
788

**LRFMP CAPACITY:**  
1,287

**GRADE LEVELS SERVED:**  
9-12

**PERMANENT  
CLASSROOMS:**  
32

**SITE SIZE:**  
38.4 Acres

**RELOCATABLE  
CLASSROOMS:**  
10

**YEAR CONSTRUCTED:**  
1961/62/67/80/86/87/90

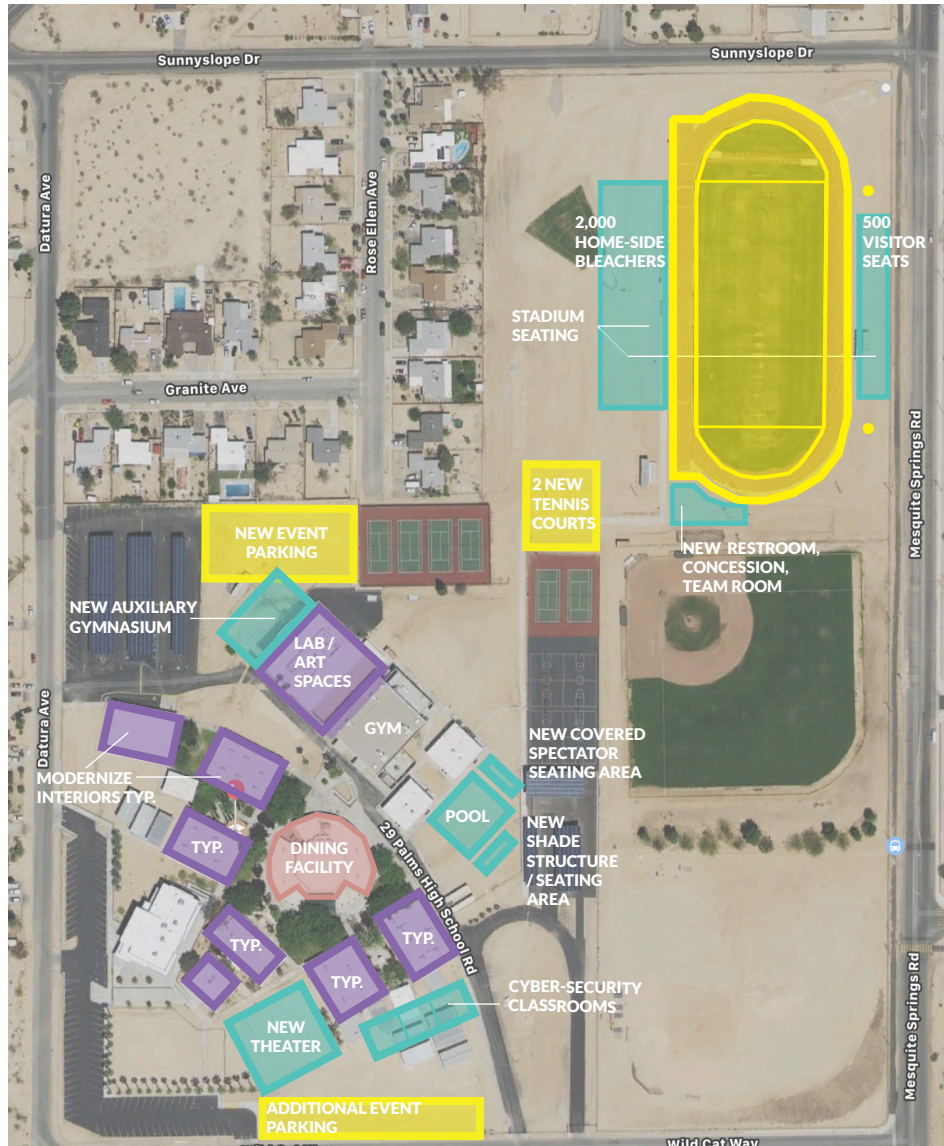
**DATE LAST MODIFIED:**  
2013/2014

**TOTAL CLASSROOMS:**  
41

**AGE:**  
57 Years

### Previous Completed Work:

- Solar Panels PPA
- New Office
- Administration building
- Office Modification
- Building Modification
- New Lunch Shelter
- New Track
- New Parking Lot
- Laundry Room Modification
- New Softball Field



## KEY

- safety / security
- site-work
- new construction
- remove existing
- reconfiguration
- major modernization
- minor modernization

## PROJECT GOALS

### Site Work

- New 9 lane synthetic track / field areas
- Student drop-off improvements
- 2 New Tennis Courts
- Expanded parking on campus and for new theater
- Modify existing parking / shade structure
- New landscaping / curb appeal improvements
- Expand aquatics center
- Expand event parking area
- Repositioned field lighting (2)

### New Construction

- New restrooms / concession and lobby addition to gymnasium
- New aquatics concessions, covered spectator seating, team rooms / equipment
- New pool 25x38m
- New pool house
- New cyber-security classroom
- New concession / team rooms
- New 2,000 seat home-side bleachers
- New 500 seat visitor bleachers
- New auxiliary gym
- New theater (15,000sq ft)

### Existing Buildings

- Major Modernization of Existing MPR
- Modernize lab / arts space
- Remove relocatable classrooms

# 29 Palms High School

## 2018 Facility Needs Assessment



Item	Quantity	UM	Unit Cost	Est. Const. Cost
<b>Site Work</b>				
New linework paint at parking lots	371,826	SF \$	1 \$	371,826
New linework paint at hardcourts	104,360	SF \$	1 \$	104,360
Add lighting to playfields and tennis courts for after hours use	8	SF \$	10,000 \$	80,000
Remove "tenant" house	1	LS \$	50,000 \$	50,000
New shade structures at student quad for lunch time use	2	SF \$	17,000 \$	34,000
New metal shade structures at lunch area for lunch time use (3)	3	SF \$	240,000 \$	240,000
Add bleachers to baseball fields	2	SF \$	2,500 \$	5,000
Relocate thrower's park to accommodate new team room buildings	1	LS \$	10,000 \$	10,000
Creation of new athletic courtyard adjacent to existing pool complex and new gymnasium	38,764	SF \$	175 \$	6,783,700
Re-route existing fire lane around new gymnasium	2,000	SF \$	10 \$	20,000

### New Construction

New 3 court gymnasium building with new wrestling room, weight room, and lockers	28,725	SF \$	300 \$	8,617,500
New Innovation and Technology Center for CTE programs	11,520	SF \$	295 \$	3,398,400
New team room buildings at stadium	1,250	SF \$	420 \$	525,000
Expansion of existing performing arts center to accommodate growing dance, band, and choral programs	6,143	SF \$	345 \$	2,119,335
Provide additional storage near hardcourts for landscape and maintenance equipment	1,250	SF \$	290 \$	362,500
Provide additional storage near existing multi-purpose room for central receiving	1,118	SF \$	290 \$	324,220

### Reconfiguration

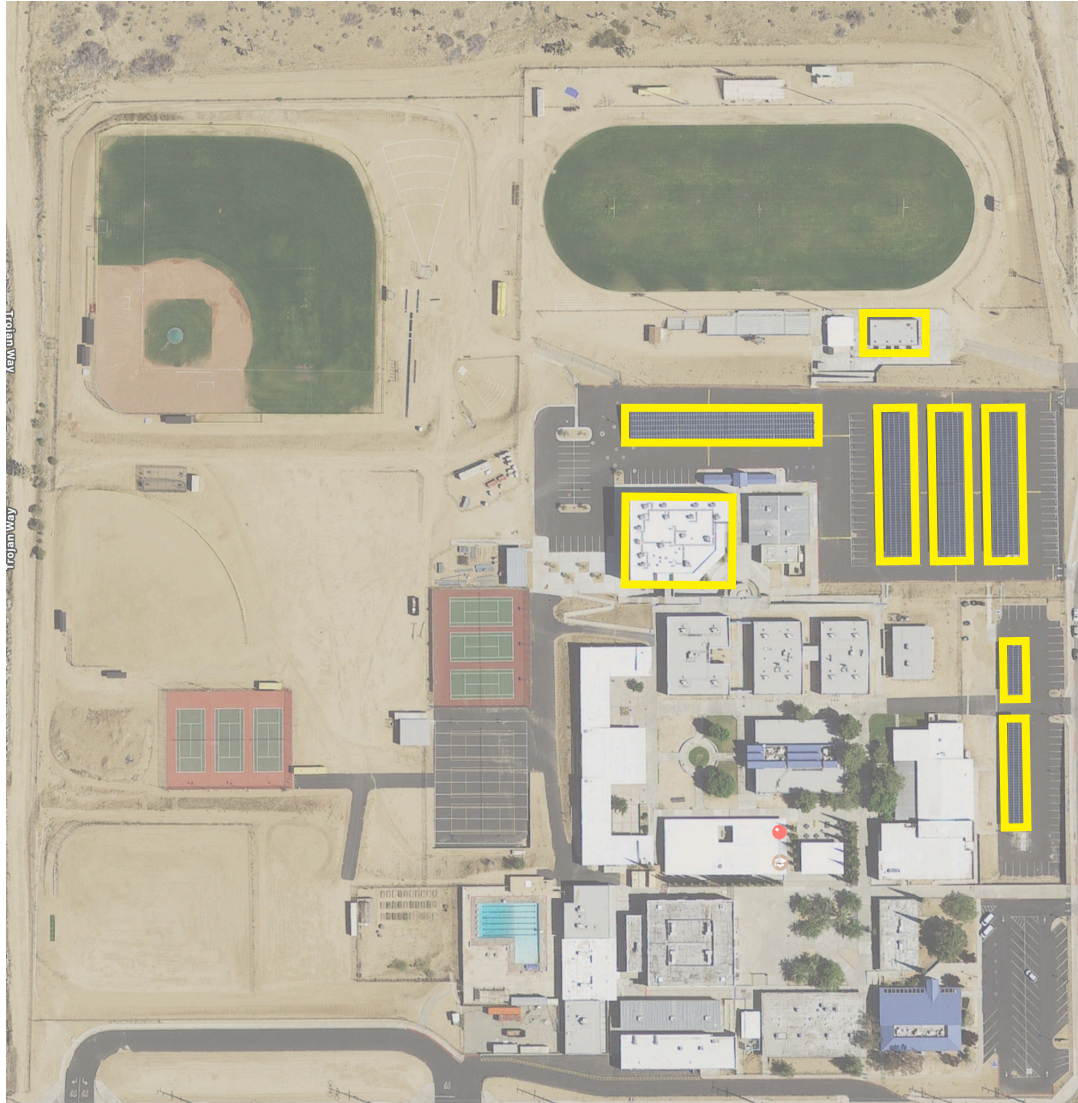
Reconfigure existing administration and library building to place administration closer to the campus entry. New administration to include parent center and security enhancements	22,355	SF \$	300 \$	6,706,500
Expansion and conversion of District special education classrooms to accommodate the creation of a new life skills classroom with kitchen	1,250	SF \$	240 \$	300,000

### Minor Modernization

# Yucca Valley High School



## Yucca Valley High School | Existing Site Aerial



**ADDRESS:**  
7600 Sage Avenue, Yucca  
Valley, CA 92284

**GRADE LEVELS SERVED:**  
9-12

**SITE SIZE:**  
37.6 Acres

**YEAR CONSTRUCTED:**  
1965

**DATE LAST MODIFIED:**  
2013/2014

**AGE:**  
53 Years

**2016/17 ENROLLMENT:**  
1,351

**LRFMP CAPACITY:**  
2,107

**PERMANENT CLASS-  
ROOMS:**  
69

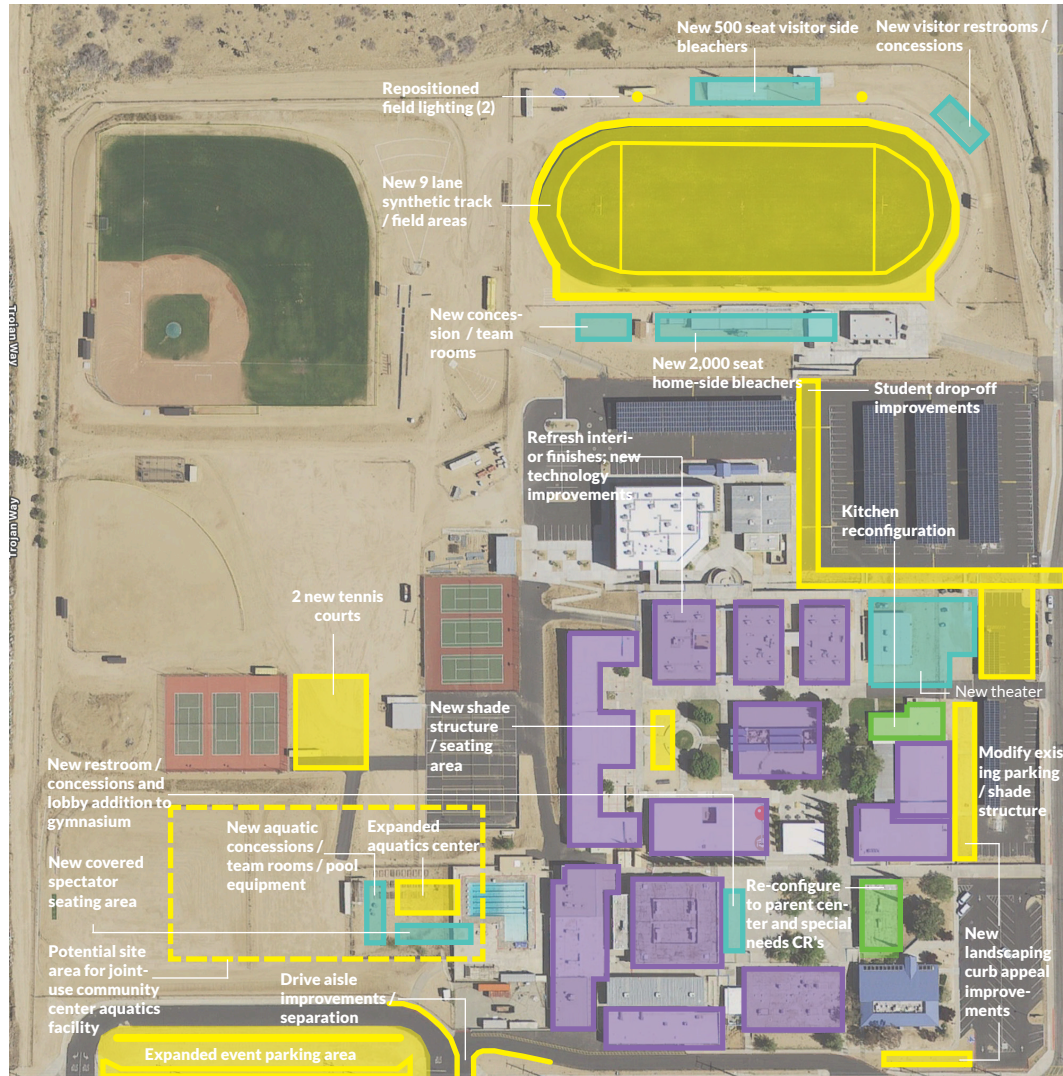
**RELOCATABLE CLASS-  
ROOMS:**  
N/A

**TOTAL CLASSROOMS:**  
69

### Previous Completed Work:

- Solar Panels PPA
- New Restroom Building
- New Football Field
- New 2-Story Classroom Building
- New Baseball Field

# Yucca Valley High School High School | Site Master Plan



## KEY

- safety / security
- site-work
- new construction
- remove existing
- reconfiguration
- major modernization
- minor modernization

## PROJECT GOALS

### Site Work

- New 9 lane synthetic track / field areas
- Student drop-off improvements
- Modify existing parking / shade structure
- New landscaping / curb appeal improvements
- Drive aisle improvements / separation
- 2 new tennis courts
- Expanded aquatic center
- Expanded event parking area
- Repositioned field lighting (2)
- New shade structure / seating area

### New Construction

- New concession / team rooms
- New 2,000 seat home-side bleachers
- New 500 seat visitor bleachers
- New visitor restrooms / concessions
- New theater / band building
- New restrooms / concession and lobby addition to gymnasium
- New aquatic concessions, covered spectator seating, team rooms / equipment

### Existing Buildings

- Kitchen reconfiguration
- Reconfigure band building to Parent Center / Special Needs CR's
- Refresh interior finishes; new technology improvement

# Yucca Valley High School

2018 Long Range Facilities Master Plan



Item	Quantity	UM	Unit Cost	Est. Const. Cost
<b>Site Work</b>				
New Landscaping / curb appeal improvements at campus frontage	8,000	SF \$	5 \$	40,000
Student drop-off parking / loading improvements	9,000	SF \$	10 \$	90,000
New shade structure / seating improvements at Quad	1	LS \$	150,000 \$	150,000
New 9-lane synthetic track / field / lighting improvements	1	LS \$	1,000,000 \$	1,000,000
(2) New tennis courts	2	EA \$	100,000 \$	200,000
Expanded Aquatics / pool facility	1	LS \$	1,750,000 \$	1,750,000
Expanded Event parking at south property edge	21,700	SF \$	12 \$	260,400
Drive aisle separation improvements	1	LS \$	10,000 \$	10,000
Modify € parking / shade structures at new theater	1	LS \$	85,000 \$	85,000
Path of travel / ADA improvements	1	LS \$	75,000 \$	75,000
<b>New Construction</b>				
New homeside concessions / team rooms building	2,701	SF \$	507 \$	1,369,407
New visitor-side concessions / restroom building	2,726	SF \$	507 \$	1,382,082
New home-side 2,000 seat bleachers	2,000	EA \$	350 \$	700,000
New visitor-side 500 seat bleachers	500	EA \$	350 \$	175,000
New Theater / Band building	19,500	SF \$	500 \$	9,750,000
New Gymnasium Addition (Lobby / restrooms / concessions)	3,000	SF \$	325 \$	975,000
New Aquatics Facility Building (potential Grant funded project)	4,500	SF \$	325 \$	1,462,500
New Aquatics Facility Spectator Seating Structure (potential Grant funded project)	3,500	SF \$	150 \$	525,000
<b>Reconfiguration</b>				
Reconfigure Band Building to Parent Center / Special Needs CR's	3,600	SF \$	1 \$	3,600
Kitchen Reconfiguration	4,300	SF \$	250 \$	1,075,000
<b>Minor Modernization</b>				
Existing classrooms / Library / MPR / Gym / PE	153,812	SF \$	75 \$	11,535,900
Subtotal 2018 \$			\$	32,613,889
Total 2018 \$ Soft Cost (25%)			\$	8,153,472

# District Administration Center

## District Administration Center | Existing Site Aerial



**ADDRESS:**  
5715 Utah Trail, Twentynine  
Palms, CA 92277

**SITE SIZE:**  
7 Acres

**YEAR CONSTRUCTED:**  
1958

**DATE LAST MODIFIED:**  
2006 (Minor Modernization)

**AGE:**  
70 Years

### Previous Completed Work:

- Office Improvements to Special Education Building
- New Nutrition Services Cooler/Freezer Construction
- Landscaping Enhancements
- Relocatable Building Addition

# District Administration Center | Site Master Plan

## KEY

- safety / security
- site-work
- new construction
- remove existing
- reconfiguration
- major modernization
- minor modernization

## PROJECT GOALS

### Site Work

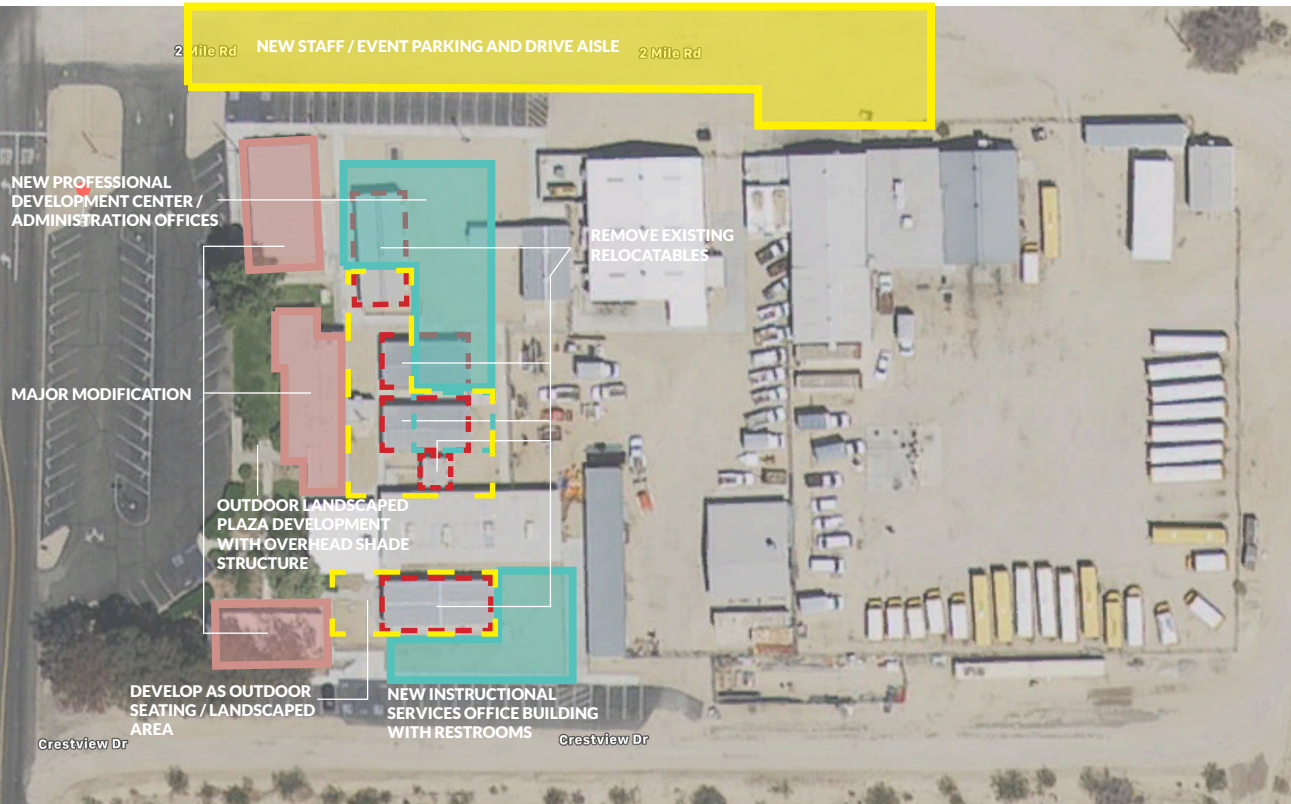
- Develop as outdoor seating / landscaped area
- New staff / event parking and drive aisle
- Outdoor landscaped plaza development with overhead shade structure

### New Construction

- New instructional services office building with restrooms
- New professional development center / administration offices

### Existing Buildings

- Major modification of 3 buildings
- Remove relocatable classrooms



# District Administration Center

2018 Long Range Facilities Master Plan



Item	Quantity	UM	Unit Cost	Est. Const. Cost
<b>Site Work</b>				
Outdoor landscaped Plaza development	1	LS \$	30,000 \$	30,000
Plaza Shade Structure	1	LS \$	17,000 \$	17,000
New staff / event parking and drive aisle (40 stalls)	40	EA \$	2,400 \$	96,000
Remove 5 existing relocatable classrooms from site	5	SF \$	2,000 \$	10,000
<b>New Construction</b>				
New Instructional Services Office Building with Restrooms	2,892	SF \$	400 \$	1,156,800
New Professional Development Center / Administration Offices	5,278	SF \$	400 \$	2,111,200
<b>Major Modernization</b>				
Major modernization of 3 buildings	6,247	SF \$	200 \$	1,249,400
Subtotal 2018 \$			\$	4,670,400
Total 2018 \$ Soft Cost (25%)			\$	1,167,600
Total Project Costs (2018)			\$	5,838,000

# MEETING MINUTES

12/8/17



## Condor Elementary School

2551 Condor Rd, Twentynine Palms, Ca 92277

Phone: (760) 367-0750

Students: 590

Staff: 70 +

Grade: K – 6<sup>th</sup>

Principal: Paul Gattuso

Mascot: Condors

Hours: 7:55 am breakfast begins / 8:15 am All gates Open / 8:30 School Starts / 2:30 pm Dismissal

### Notes:

- Desire a permanent constructed stage – possibly build onto the MPR to extend to the east.
- Staff parking along west edge could be extended to the south
- Bus for the school's Autism Program bring off-base students into this school. (1) other full-size bus brings students to the school.
- 50 +- student walkers head west to the Adobe Flats Housing
- Main parking lot accommodates those parents who park and enter the campus buildings for pick-up
- MPR does not allow for school wide assemblies
- Replant the trees that have been lost, find a way to diminish the blowing sand coming across the playfield – possibly plant turf
- 4-5 Kindergarten classrooms are separated from one another

12/7/17



## Friendly Hills Elementary School

### Friendly Hills Elementary School

7252 Sunny Vista Rd, Joshua Tree, Ca 92252

Phone: (760) 366-3812

Students: 400 +-

Staff: 55 / Classified

Grade: K – 8<sup>th</sup>

Principal: Deanna Skinta

Mascot: Hawks

Hours:

### Notes:

- 4 bus arrivals
- Stage desired and
- Library folding doors opened for many events
- Students arrive w/ drop-offs
- Parents pickup "in person" w/ facial recognition (pick up takes place at Kinder gate)
- Parking drop off and pick-up problematic w/
  - Lack of parking for large events – (no parking across street – ticketed by police)
- Special Education program needs are not being met with current facilities.
- Additional Restrooms that support the MPR desired
- Dedicated staff parking at south edge and along the berm
- Possibly introduce a new pair of doors near MPR to allow parent pick-up
- Expand the staff room and workroom
- Look to create a permanent classroom wing (prior planned project)
- Campus loves the library
- Need more storage-campus wide

12/7/17



## Joshua Tree Elementary School

4950 Sunburst Ave, Joshua Tree, Ca 92252

Phone: (760) 366-8459

Students: 383 (400 last year)

Staff: 58 Classified

Grade: 22 – 26 in K-3<sup>rd</sup> Grades / 30 – 34 in 4<sup>th</sup> – 6<sup>th</sup> Grades

Principal: Dr. Daniele Snider

Mascot: Owl

Hours:

Notes:

- Security could be enhanced regarding “safe evacuation” for office staff
- No way to take refuge from an active shooter
- Buzz-in and buzz-out capacities, partition wall at front
- No cell phone access here.
- Kindergarten classroom doors leading to front of school are viewed as dangerous when students “run out”. Could these doors be “alarmed” to notify staff when this action occurs.
- Easier access from office workstation directly into Health Office. Casework design requires staff to walk around the counters to get to other areas.
- Layout of classroom in limiting the amount of tackable wall spaces.
- More display/tackable wall boards in the common spaces/hallways
- Need more technology ports
- Need more drinking fountains outdoors and hydration stations
- Asphalt play courts are being tracked into the building and staining the carpets
- Playground slopes are causing students to trip.
- Bus students arrive at front of campus and enter through/next to the Kindergarten area.
- Parents pick-ups on opposite side of campus and is a “face to face” pickup.
- 622 AirBNB houses in Joshua Tree
- 25% of Population is handicapped
- Full production Kitchen – Working well.
- Speech Office – Balance of confidentiality and sigh lines into rooms when students are meeting with Staff.
- Kindergarten exits gates leading to street are welded shut/hardware missing.
- K Play turf is having weeds growing through synthetic turf.

12/5/17



## Landers Elementary School

56450 Reche Rd, Landers, Ca 92285

Phone: (760) 364-2382

Students: 129

Staff: 24 w/ some itinerant staff

Grade: K – 6<sup>th</sup>

Principal: John Lowe

Mascot: Coyote

Hours:

Notes:

- Majority of students bussed
  - 3 busses
- No walkers
- Parent pickup is not congested
- After School Programs
  - Save the Children – This program stores extra material at this campus for entire District Program.
- MPR
  - 255 capacity for sit down
  - Portable Stage – create a “permanent” stage within the MPR or expand MPR into the Library and find another location for the Library.
  - Sufficiently sized and the operable wall
  - Remove folding tables
- Kitchen
  - Need can washing station off of kitchen area
- Upgrade aged HVAC systems
- New Shade Structures to be placed at the play areas
- Provide shade where students wait for busses
- Dedicated teachers desk built-in, typ. For each classroom (standardize)
- Provide audio-visual “vault” at these Teacher’s station.
- IT want to upgrade Cat. 5 wire to Cat. 6 wiring.

12/5/17



## Morongo Valley Elementary School

10951 Hess Blvd, Morongo Valley, CA 92256

Phone: (760) 363-6216 Fax: (760) 363-8185

Students: 210

Staff:

Grade: K-6

Principal: Georgianne Pope

Mascot: Mustangs

Notes:

- Lack of lab space (only one lab space)
- Currently has mobile labs, which requires charging space and the classroom area
- Second Lab being formatted/created – for testing
  - 36 computers
  - Additional electrical needed.
- Students mostly arrive by parents.
- 1 bus with 40 – 50 students
- Usually one “combo” class each year.
- 28 staff/support personnel
- Parents “escort” students to the drop-off zone.
- Kindergarten students arrive to the cafeteria first.
- 98.1% Title I students participating in free/reduced food program.
- Better signage needed at front of parking lots
- Indoor gym used for inclement weather days.
- 36 students – largest classroom loading
- Cultural values and “old fashioned”, yet.
- Wireless campuses
- Activity centers have
- Generally keep outside doors
- 3 relocatables
- Take the “enclosed classroom concept” and migrate this to the other portions of the campus to increase security.
- Heavy into the Arts Program here especially the Special Needs students.
- Hopes to have stage improvements
- Large Christmas Program/Play and host several plays

12/7/17



Oasis Elementary School  
Wild About Learning

## Oasis Elementary School

73175 El Paseo Drive, Twentynine Palms, CA 92277

Phone: (760) 367-3595

Students: 630 and growing

Staff:

Grade: K – 6<sup>th</sup>

Principal: Cheryl Hopton

Mascot: Bobcat

Hours: Departures: (from 2:45 pm - ) / Bus at lower lot / Parent at upper lot

Notes:

- Arrivals
  - Drop offs in lower (8:15 am – 8:40 am)
  - Bus 4 drop off at upper lot
  - East and West walkers
- Departures
  - From 2:45 pm -
  - Buss at lower lot
  - Parent at upper lot
- Better signage (to direct parent to enter Admin. Bldg.)
- Not enough parking spots
- Kindergarten students have parents/pick-up personnel present identification
- Move marquee from “old” office and place onto the new Admin Bldg.
- A large lockable exterior display case desired at the new Admin Bldg.
- Exterior “Campus Signage” mounted onto building to “brand” campus.
- Need concrete surface painting (at doors swing)
- MPR is on the opposite side of the campus from the playgrounds (noon supervisors have to transport students across entire campus)
- (e) “old” office is being used by itinerant speech and psychologist and counseling and EMFLAK (counselor for Military Family students)
- No special education students at this campus.
- After School Programs
  - Save the Children (3pm – 6pm)

12/5/17



## Onaga Elementary School

58001 Onaga Trail, Yucca Valley, Ca 92284

Phone: (760) 369-6333

Students: 700 (at capacity)

Staff: 50 (90% staff are female)

Grade: K - 6<sup>th</sup>

Principal: Kristen Mery

Mascot: Thunderbirds

Hours:

Notes:

- Maintenance of ramps for the relocatables and the skirting panels
- Lack of storage
- Classroom layouts are cumbersome to teach in due to arrangement of casework and door locations
- Classroom sizes are constrained to only the desk arrangement
- A lot of walkers who get picked up just off campus
  - Number system for proper release of students to parents
- Possibly introducing a new bus stop
- MPR
  - Has limited seating capacity
  - Drama Program
  - Limited storage at stage for props (Storage is in the wings)
  - After school tutoring
  - Save the children
  - Kinder - eats by themselves
  - 1-6 – staggered lunch periods
  - Desire to have outdoor eating areas and outdoor instructional area
- Computer carts are difficult to use due to weight
- Front Admin entry could be reconfigured to provide better safety and be barrier to undesignted traffic
- Possibly introduce synthetic turf areas on the campus
- Increase number of staff restrooms to balance out across the campus

12/8/17



## Palm Vista Elementary School

74350 Baseline Road, Twentynine Palms, Ca 92277

Phone: (760) 367-7538

Students: 420

Staff: 52

Grade: K - 6<sup>th</sup>

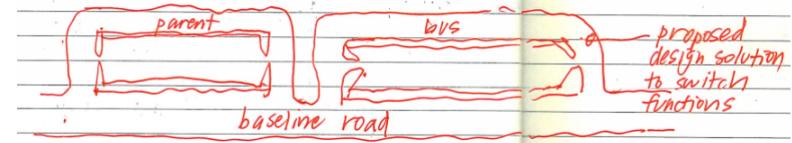
Principal: Cindy Dunn

Mascot: Panthers

Hours: School Start 9:20 am

Notes:

- 1963 – 1965 Vintage
- Bus arrivals 8:55 am / Earliest allowed arrivals 8:45 am
  - 4 bus arrivals
  - Parent drop-offs
  - Very few walkers, but few do come from apartment to the west.
- No separate bus loading and parent drop-offs



- New play equipment at all
- Front Administrative office is still in its original state and need a total refreshment, or possible new building (if allowed per seismic fault location)
- Fire alarm and public address systems are very old
- Buzz-gate security feature at front counter
- Desires the automated phone system that other schools have (phones that go to answering machine after 2 rings)
- Preference for additional cameras
- MPR not big enough for single assembly – can get students in (2) assemblies.

12/8/17

## Twentynine Palms Elementary School

74350 Playa Vista, Twentynine Palms, Ca 92277

Phone: (760) 367-3545

Students: 640 +/-

Staff:

Grade: K – 6<sup>th</sup>

Principal: Megan Pfau

Mascot:

Hours:

Notes:

- Parental pick-ups are in conflict with Students Achievement Center, Bright Futures, Regular ES parents and Bus movements.
- Need a new gate west of
- Kindergarten CR's in relo buildings with no close restrooms
  - 25-30 students x 4 Kindergarten
  - TK program here
- Expand the physical area of the kindergarten play area
- Tube slides are not desired
- Desires rubberized play surfacing
- Prior Admin. Building re-purposed with itinerant uses. Works well
- No student restrooms easily accessible to playgrounds
- MPR is very small and round tables desired.
- Kitchen is a production kitchen (most recently upgraded 7 years ago)
- Create a Sustainability Program – STEM type lab. (Vertically aligning with Jr. HS, HS and Community)
- Metal Art Structure for Astronomy – “sky’s the limit”
- Create a Drought – Tolerant Learning / Discovery Center at this campus that will serve as an internal District place for other Morongo Unified school to come over.
- Possibly introduce more outdoor/indoor learning opportunities and create more “open floor plan” collaboration centers.
- Make Education Inviting Again
- Amplified In-room speaker system
- 10:55 am – 1:25 pm lunch schedules
- Window blinds at each classroom (for active shooter conditions)
- Water tank storage capabilities for emergency usage.

12/6/17



## Yucca Mesa Elementary School

3380 Avalon Ave, Yucca Valley, Ca 92284

Phone: (760) 228-1777

Students: 430

Staff:

Grade: K – 6<sup>th</sup>

Principal: Matt Gay

Mascot:

Hours:

Notes:

- 4 Busses
- No restrooms out by playfield
- All students arrive from front of school
- Plumbing – odors and leaks
- Staff restrooms
- Staff parking including handicapped (New parking lot)
- New office build out
- Add an activity center, remove portables
- New student restrooms by playground
- Gymnasium
- New clock/alarm system (2 separate systems)
- Updated playgrounds
- Fill in pits classroom pits
- Permanent walls in classrooms in places where operable partitions occur.
- Update special ed. Facilities
- Storage room near library
- New sidewalks where cracking/ADA upgrades.

12/5/17



## Yucca Valley Elementary School

7601 Hopi Trail, Yucca Valley, Ca 92284

Phone: (760) 365-3381

Students: 620

Grade: K-6

Principal: Dr. 'M' (Kurt McLachlan)

Staff: 28 Teachers and 5 Noon Supervisors

Mascot: Prospectors

Hours: Start Time 9:25 am – Dismissal 3:30 pm – 3:50 pm

### Notes:

- 5 Full size bus arrivals (1/3 students arrive by bus) with separate arrival in upper field (non-paved area).
- Large "walk-in" population (Parents sit in car and children are dismissed).
- Parking off-site
- Parents have a sign-in – Numbered
- 60 mile service area for busses
- Students could benefit w/ additional
- Administration Building
  - Staff Lounge is adequate
  - Prior Admin.
    - Speech/Language
    - Phycologist
    - Supt. Uses
    - Parent Family Faculty Assoc.
- Leadership team meetings take place in the Library
- MPR
  - Only serviced with evaporative cooling. Needs HVAC upgrade.
  - Space was tight for open house event.
  - Stage is minimally set-up for musical events
  - National Honor Society – Certificates
  - Talent Show
- Library/Media Center – 1:1 focus on tablets scheduled weekly usage – no multi-media usage

12/6/17



## La Contenta Middle School

7050 La Contenta Rd, Yucca Valley, Ca 92284

Phone: (760) 228-1802

Students: 750 (Greater than 900 5 years ago)

Staff: 80 Classified/Certificated

Grade: 7<sup>th</sup> – 8<sup>th</sup>

Principal: Garrett Gruwell

Mascot: Lion

Hours: Dismissal at 1:50 PM / 2:05 PM Departure / 2:15 -2:20 PM Departure

### Notes:

- Parking is working with new
- 3 different arrival "waves"
- 7 bus – wave 1
- 5 bus – wave 2
- 4 bus – wave 3
- Campus wide storage is adequate
- A shade shelter down at the playfield might be helpful
- MPR
  - Cannot be freed up for PE usage
  - Cannot hold more than 1 grade level
  - No kids allowed to eat outside
  - Stage is adequate for multiple productions. Prop storage is being managed
  - Retractable tables recessed n wall not being used.
  - Restrooms (boys) in MPR has a bad order
  - Is too small to accommodate sporting events due to lack of floor space.
  - Need a Gymnasium!
- STEM Lab being finished
  - Robotics
  - Technology upgrades have been recently completed
  - Category 6 wiring upgrades
- State benchmarking test done in 2 – super computer labs
- Number of restrooms is ok campus wide
- Administration – adequate facilities

12/8/17



## Twentynine Palms Junior High School

5798 Utah Trail, Twentynine Palms, Ca 92277

Phone: (760) 367-9507

Students: 510 and growing

Staff: +60 / instructional

Grade: 7<sup>th</sup> – 8<sup>th</sup>

Principal: Stacy Smalling

Mascot: Falcons

Hours:

Notes:

- Parents drop-off lot is working well
- Some walkers
- 10 or 11 bus arrivals in a separate loop behind the school
  - 1<sup>st</sup> wave is 7-8 busses
  - 2<sup>nd</sup> wave come from HS and there is a 15 minute delay getting to school
- Major need: Quad Area
  - More shade (structures)
  - Less loose dirt/sand – similar to La Contenta...a unifi
  - More seating/planters
  - Tables
- MPR
  - Cannot accommodate the entire student capacity.
  - Does not have a stage-used primarily for lunch (not a large need for improvement)
- Gym
  - has a stage and there is a Drama and Music Program that use the stage.
  - Is used for Park & Recreation events and District events
  - Floor is old and needs replacements (stripped down to bare wood)
  - Bleachers are old and need replacement
  - Locker rooms – students must dress-out; no one uses showers
  - Lockers recently upgraded, but the larger lockers have replaced the prior small/large configuration and now there is a shortage of lockers for all students.
  - 80+- girls are in the locker room at one time.
  - Better direct outdoor access to Staff Lounge.

12/7/17



## Twentynine Palms High School

72750 Wildcat Way, Twentynine Palms, CA 92277

Phone: (760) 367-9591

Students: 825 on campus

Staff: 100 +

Grade: 9<sup>th</sup> – 12<sup>th</sup>

Principal: Michael Ruggiero

Mascot: Wildcats

Hours:

Notes:

- 1965 Vintage Buildings
- A lot of walkers
- Majority of students bus-in
- Parents drop-off adjacent to the student parking lot (40-50 students)
- About 30 Adults are part of a Medical/Dentistry Program and international Thespian Society
- All CR's on campus are being fully utilized.
- Parking is ok
- No On-Campus pool/aquatics facility
- No indoor athletic facilities other than Gym
- No Stadium, no team rooms
- No Performing Arts Center
- No Video Production Opportunities
- Drama
- Stage lighting is not functioning properly
- Existing wordshop is in disrepair and being used as storage
- MPR stage has no "backstage area"
- New MPR and Gymnasium viewed as the Priority 1 project

12/5/17



## Yucca Valley High School

7600 Sage Ave, Yucca Valley, Ca 92284

Phone: (760) 365-3391

Students: 1400 +- (1,283 students on campus)

Staff:

Grade: 9<sup>th</sup> – 12<sup>th</sup>

Principal: Justin Monical

Mascot: Trojans

Hours:

Notes:

- Buildings from different eras – infrastructure of campus infrastructure
  - Lack of technology pathways
- Several newer buildings
- Gymnasium is insufficient for concessions, no foyer/lobby
  - Title 9 inequities
- Wrestling room has its own coaches office
- Weight Rooms need to be consolidated
- Stadium Facility
  - Visitors – side bleachers are old/dangerous
  - New restroom buildings would need
  - Possibly move stadium to the north
  - Building a new Home – side bleacher w/ team rooms and concessions underneath.
  - Build an all-weather track w/ 9 lanes
  - Track/stadium would need to build out to the north.
- Classroom facilities
  - Keep technology trends in mind when installing smart boards
  - C T D
- Specialized Programs
  - Culinary Program L-6
  - Sports Medicine/First Responder Program L-18
  - No Parent or Resource Center – Need one!
  - Important security into the lobbies/foyer
  - Single lunch period – Open Campus for lunch period.

12/6/17

## Black Rock High School

59273 Sunnyslope Dr, Yucca Valley, Ca 92284

Phone: (760) 369-6310

Students: 121

Staff: 16 (9 Full-Time)

Grade: 9<sup>th</sup> – 12<sup>th</sup>

Principal: Jennifer Sands

Mascot: Knights

Hours: 6:00 AM – 2:30 PM Office / 7:45 AM – 1:45 PM Students

Notes:

- 100% Bussing to school
- Need conferencing space
- Need privacy / office space
- Would prefer to have some control over the front reception counter with added barricade.
- Painting / refreshment to tie into the branding
- Working on a campus / branding and mascot
- Enclosed lunch area and serving area needed
- Students eating in classrooms
- Do have events (talent contest)

